+34 604 489 646

info@luxury-realty.com

Land in San Martín de Tesorillo

Reference: R3898660



Bedrooms: by request

Bathrooms: by request

M² Build size:

Price: 3,900,000 €

Status: Sale

Property Type: Land

Parking places: by request

M² Plot Size: 370,000













Overview:Extraordinary finca of 370,000 m2 in the area of San Martin del Tesorillo. 15 minutes to Sotogrande. Private road access. Located in a secluded valley with excellent views and near an established polo field. Excellent price for the area of less than 8 euros per square metre. ASK FOR VIDEO! WATER: The finca has 3 or 4 legal and working wells that are currently used to irrigate the trees they have planted there. Access to the farm from the road by a path over the channel of the canalized stream. It is bordered to the west by a stream, to the north and west by several registered farms and to the south by an irrigation canal with water from the Guadiaro river. ELECTRICITY: There is mains electricity supply. VEGETATION: According to the cadastral description, the farm has 2,420 m² of irrigated land, 33,382 m² of dry land, 109,442 of pastures and the rest of scrub and unproductive. Medium vegetation - dense scrub, eucalyptus, wild olive trees and without significant geographical features. PENDING: The farm has an average slope of 14% North-South from the highest part in the north to the lowest part in the south. BUILDINGS: Inside the farm there is a house-farmhouse in a state of abandonment with a well, a construction in a state of semi-collapse, which for safety reasons is not accessed, although its approximate location is represented on plans and a warehouse. As it currently stands one can only build structures that are related to agricultural and livestock, such as barns, stables, storage units etc.… According to the Seller's architect a boutique / rural hotel is a possibility, however one would have to proceed with a "proyecto de actuación" and present this to the Town Hall and Junta de Andalucia. There is no 100% guarantee that it would get approval, although, there is a possibility. There is the possibility to meet with the Seller's architect as he has connections with the Town Hall. Location, location, location .. * 1 minute to polo grounds. * 15 minutes to Sotogrande International School * 12 minutes to beach and Sotogrande Marina. * 15 minutes to world class golf. * 18 minutes to Puerto de la Duquesa. * 25 minutes to Estepona. * 35 minutes to Gibraltar or ferry to Morocco. * 40 minutes to Marbella * 45 minutes to Tarifa. * 75 minutes to Malaga Airport. * 85 minutes to the centre of Malaga.

Features:

Investment