



## FINCAS M & M INMOBILIARIA

Avenida Salamanca 10, Local 10  
Bormujos

Phone: 661572114

Phone 2: 954788828

e-mail: [fincasmymimo@gmail.com](mailto:fincasmymimo@gmail.com)

Reference: **1329-100543**  
Property type: Rural property  
Sale/rent: For sale  
Price: **104.990 €**  
Condition:



Town: Fuentes de León  
Province: Badajoz  
Postal code: 6280  
Zone: Fuentes de León

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kgCO <sub>2</sub> /m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		
		In process

**Sqm built:** 53      **Plot sq.meters:** 50597      **Garages:** 1  
**Hot water:** centralized      **Sqm terrace:** 25      **Terraces:** 1  
**Bedrooms:** 2      **Bathrooms:** 1      **Outward/Inward:** outward

---

**Description:**

FABULOUS FINCA IN FUENTES DE LEÓN (BADAJOZ) NEXT TO LAS CUEVAS.

Would you like to have your own farm with your little house where you can disconnect and enjoy nature?

PROPERTY SOLD EXCLUSIVELY.

NOW IS THE TIME, FINCAS M Y M offers you this opportunity to acquire this phenomenal olive farm of just over 5 hectares, located 8 km from the town with 700 meters from the road with 400 meters of them paved. Indicate that the population of Fuentes de León borders the province of Huelva (Andalusia) in the Sierra de Tentudia.

In it we find a LEGALIZED COUNTRY HOUSE with an area of 21 m<sup>2</sup> according to cadastre, although it has a few more meters to take advantage of the attached warehouse as a home. Inside it there is a LIVING ROOM WITH FIREPLACE and INTEGRATED KITCHEN, A BATHROOM WITH SHOWER AND 2 BEDROOMS, as well as A LOFT, with a separate entrance, where you can expand the house with more bedrooms, a bathroom or a diversion area. It also has a GARAGE in the back of the house.

It should be noted that the house has GRILLES, ALUMINUM WINDOWS AND A FABULOUS FRONT PORCH where you can enjoy family and friends.

The water is through LEGALIZED WELL and the light through PLACA SOLAR.

It should be noted that the farm has an average production of 22,000 kg of olives, ONE SWIMMING POOL and a maja (tool house) with a patio and a charming cistern made of stone as in the old days.

The upper area of the farm HAS ITS CHARM for its stony area.

Indicate that the sale price does NOT include:

The intermediation expenses by the buyer (€2,000 + VAT), ITP (Patrimonial Transfer Tax), Notary and Property Registry and possible financing expenses.  
(Possibility of 60% financing if housing is used for residence)

see conditions of the bank.

PS By express mandate of the owner, we market this property EXCLUSIVELY, which guarantees access to all information, quality service, easy, simple treatment and without third-party interference. For this reason, please do not disturb the owner, the occupants of the property or the neighbors. Thank you very much for your understanding.

---