



**Farm for sale with 25,000 m2 of land and 900 m2 in three warehouses, its own jetty in a paradisiacal place touching the Ebro river.**



25000 m2   900 m2   fruit trees   well   river   farm

**Situation**

REGION  
BAIX EBRE

PROVINCE  
TARRAGONA

ALTITUDE  
30 m.

TYPE OF PROPERTY  
Finca Rústica

BARCELONA DISTANCE  
170 Km.

DISTANCE TOWN  
2 Km.

HIGHWAY DISTANCE  
28 Km.

SUPERFÍCIES  
25000 m2 / 2,5 ha. TERRAIN  
900 m2 BUILDING

DISTANCE POINT OF INTEREST  
2 Km. BENIFALLET

TRAIN OR BUS DISTANCE  
20 Km. train / 2 Km. bus

WEATHER  
Soft Mediterranean

CHARACTERISTICS

**Characteristics**

TERRAIN  
25.000 m2 cultivo frutales

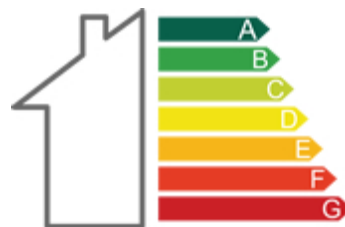
TYPE OF TERRAIN  
Frutales varios

QUALIFICATION ENERGETIC  
In process

ANTIQUITY

BUILDING FLOOR AREA  
900 m2 of famrs

FLOORS  
1



CONSERVATION  
Good condition

BUILDING  
Ladrillo

**123.000 €**

Contact us today for more information or visit

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## Description:

Beautiful farm for sale with a jetty and access to the Ebro river in one of the most charming places on the river, in the municipality of Benifallet, one of the most beautiful areas in the province of Tarragona.

The farm consists of 3 farms (in disuse).

The warehouses are easily convertible into habitable spaces since they are modern constructions

The farm has all the supplies such as water, electricity and power, as well as a well for irrigation.

The flat land can be converted into another type of cultivation.

At present it is planted with peach trees, apricots, pears, etc.

Place with its own charm that during the last decade, Benifallet has enjoyed strong tourist growth thanks to the exploitation of the Benifallet Caves and the navigability of the Ebro. On a gastronomic scale, it is worth highlighting the "pastisset de Benifallet" as a local product with recognition in the entire Catalan territory.

Due to its location, charm, environment, situation and possibilities, this farm is ideal to give it an infinite number of destinations (housing, tourism, leisure, etc...) since the economic engine of the town is tourism and agriculture.

Area where you can do endless activities, whether they are aquatic, practice river sports such as fishing, canoeing and kayaking, or land, bicycle lovers can enjoy the surroundings of the river, and especially the greenway de Val de Zafán, which has been converted into a cycling and hiking itinerary, where a tourist route is followed along the paths, tunnels and viaducts that the old railway route takes advantage of as it passes through the municipality. And those who arrive tired have the alternative of relaxing in the Cardó spa, located in the valley of the same name, on the outskirts of the town of Benifallet.

All this makes this area an ideal place.

GREAT OPPORTUNITY



## The area



### GENERAL CONDITIONS

Availability upon agreement. The information shown is offered by third parties merely for information purposes and is assumed to be correct. Our company does not guarantee its accuracy. The offer is subject to errors, price changes, omission and/or withdrawal from the market without prior notice. The property transfer, VAT, notary and registry fees are payable by the buyer. Following Spanish law, commission costs are payable by the seller.

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