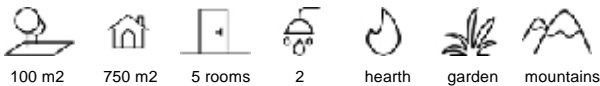




**House for sale with a very nice and pleasant garden in a quiet and clean town in the Noguera region.**



**Situation**

REGION  
NOGUERA

PROVINCE  
LLEIDA

ALTITUDE  
600 m.

TYPE OF PROPERTY  
Casa de pueblo

BARCELONA DISTANCE  
160 Km.

DISTANCE TOWN  
0 Km.

HIGHWAY DISTANCE  
20 Km.

SUPERFÍCIES  
100 m2 TERRAIN  
750 m2 BUILDING

DISTANCE POINT OF INTEREST  
0 Km. VILANOVA DE LA SAL

TRAIN OR BUS DISTANCE  
20 Km. train / 0 Km. bus

WEATHER  
Dry

CHARACTERISTICS  
5 ROOMS, 2 Bathrooms

**Characteristics**

TERRAIN  
100 m2 of garden

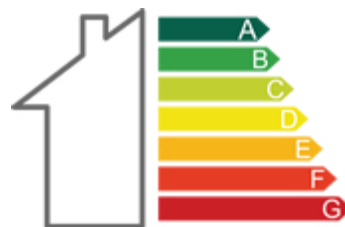
TYPE OF TERRAIN  
Jardín

QUALIFICATION ENERGETIC  
In process

ANTIQUITY  
Siglo XVIII

BUILDING FLOOR AREA  
750 m2 on three floors

FLOORS  
3



CONSERVATION  
Impecable

BUILDING  
Piedra y cemento

**168.000 €**

Contact us today for more information or visit

+34 93 363 35 00 - info@fincascos.com - www.fincascos.com - París, 130 08036 Barcelona



## Description:

House for sale with a very nice and pleasant garden. In a quiet and green town, belonging to the municipality of Les Avellanes and Santa Linya (Noguera region) located at 600 meters above sea level, 10 minutes from Balaguer and 45 minutes from Lleida.

Habitable immediately, impeccable with a restoration respecting the character and essence of the house, giving a special charm to the home.

The house for sale is composed of:

Ground floor: Different rooms with different uses (workshop, billiards, games, study, etc.), cellar and exit to the garden that the house has.

First floor: Dining room with fireplace, kitchen, 4 bedrooms, all double and very large (1 bedroom is a suite with a bathroom), another living room, bathroom and office. Exit to a large terrace that has access to the patio.

Golfas: Large open room (currently as a painting studio) but with countless uses.

The house has two entrances, thus allowing you to have an exclusive entrance for the car.

Charming house ideal for many destinations, whether to live, enjoy with family or friends, have pets or as a tourist rental, you could get a lot of use out of it.

Environment very visited by the monestir de les avellanes and other well-known routes in the area.

A quiet life surrounded by nature are privileges of this unique enclave of La Noguera.

UNIQUE 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.

### LEGAL WARNING

In accordance with the provisions in Article 5 of Organic Law 15/1999 of December concerning Personal Data Protection, by which the right to information when collecting data is regulated, we inform you about the following matters: Personal data that you may provide in this and other communications with you will be processed in the files owned by NATURAL PROPERTY, S. L. The aim of this is to properly manage the rendering of the service you have requested from us. Furthermore, this information will not be transferred to third parties, except for legally permitted cases. We also advise you of the possibility of exercising the relevant rights of access, rectification, cancellation and opposition, in accordance with the provisions of Law 15/1999, with regard to NATURAL PROPERTY, S. L., as owner of the file. The rights referred to can be exercised

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