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Farm in the Pyrenees for sale.



Right in the middle of the pyreneic foothills, this Finca has a terrain of 631 ha land and good traffic connections to the capital of the province Huesca.

2 natural springs cover the water supply and the irrigation of the surfaces that are used as agricultural areas. There is a thermal spring that can be used for talassotherapy and a natural cascade.



Newly constructed residential and agricultural buildings do exist.

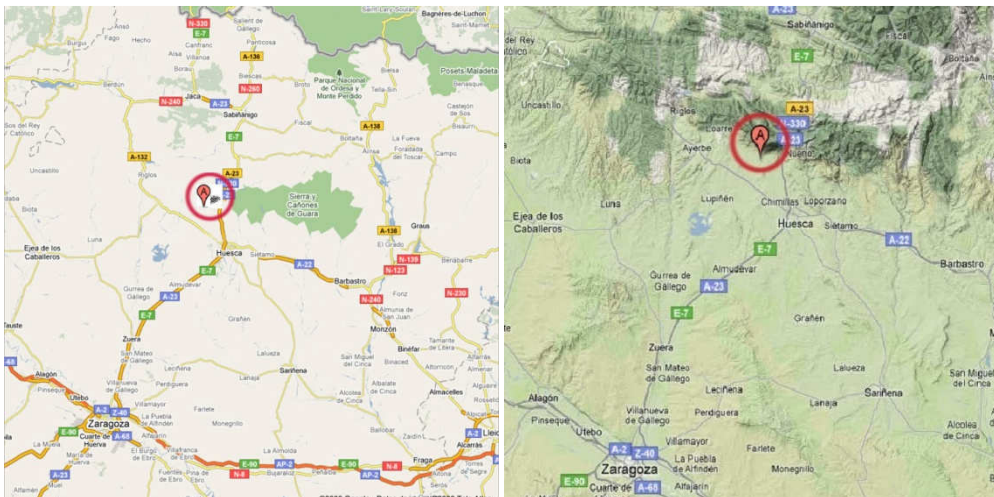
Building application is in progress for an organic farm with educational purpose, a talassotherapy centre and a rural hotel complex.

The approval of a campsite with small bungalows is also possible.

The agricultural surfaces are cultivated and in use. All machines and vehicles will be included in the sale, so will be the live stock.



The entire terrain is facing south at a height of aprox. 600-1400m above sealevel. So the views on clear days reach till Zaragoza.



The object has been entirely refurbished a few years ago and is equipped with all necessary modern facilities.

The plantations will start to produce in 2010.

The registration as an “organic farm” is possible on short notice.

Takeover of the farm in a fully operational condition is possible immediately.

This farm offers a real possibility to build a profitable base and is an ideal project for a community or group.

For more information and to arrange a viewing evidence of assets is required.

Selling Price: 4 Mio Euro

Surfaces and their usability:

Entire surface: 631 ha

Scrubland: 511 ha

Beech Grove: 20 ha

Cultivated surface: 100 ha

The cultivated surface is supplied with an irrigation system (riego por goteo) and used for the following plantations:

Almond tree plantation: 12,2 ha

Olive tree plantation: 35,00 ha

Truffle plantation: 21,0 ha

Vineyards: 3,0 ha

Orchards: 0,8 ha

Unused surface: 28 ha

Those plantations were planted in 2006 and will start to produce in 2010.

Existing buildings:

Agricultural and Residential Buildings:

Two building blocks at a total of 1000m² Equipped with: fully furnished kitchen, BBQ, bathrooms, dining room (incl.furniture), storage room, garage.

Hall with an unfinished roof.

Reservoir with a 7 Mio liter capacity.

Historical storage room underground.



Existing buildings foreseen to accommodate the educational Farm. (Possible grants of the Spanish government):

4 newly build halls of 920m.

2 roofcovered undeveloped spaces with 400m².

1 aviary

1 Timber house of 60m².

Existing building for thalassotherapy:

New development of ca 300m², equipped with airconditioning and baths.

Building permission that will shortly be approved:

Educational organic farm:

Thalassotherapycentre: Besides the existing buildings there is plans for: Indoor swimmingpool, outdoor swimmingpool, treatment and massage area.

On the plot exists a cold thermal spring.

Rural Hotel Complex.

Campsite possible . According to the local building authority the construction of a campsite with small bungalows is possible. There are existing surfaces for this purpose that even more offer excellent views over the whole of the province Aragon.



Existing Live Stock :

Ponies, horses, deer, donkeys, goats, boars. There are shelters and stables.

**Springs and Water Supply:**

Natural freshwater Spring: The capacity of this spring is sufficient to irrigate the agricultural surfaces and guarantee the supply of water of the residents.

Natural coldwater Spring: This is supposed to feed the Thalassotherapy centre.

**Electricity:**

There is a connection to the public electricity network. The existing cascade could be used to generate electricity.

Existing Charges:

The existing mortgage is transferable and has a residual term of 15 years. There are no further charges.

