



## Ref: 160 Finca Montaner DELTEBRE

### DESCRIPTION

12-Hectare Rustic Agricultural Property for Sale in Deltebre An excellent agricultural opportunity in the Ebro Delta area A 12-hectare rustic agricultural property (120,000 m<sup>2</sup>) is offered for sale in Partida Mangrané, within the municipality of Deltebre (Baix Ebre, Tarragona), in a predominantly rural and agricultural setting characteristic of the Ebro Delta. The property stands out for its large surface area, completely flat terrain, availability of irrigation water and good access, making it an especially attractive option for those looking for a large agricultural property in one of Catalonia's most representative rice-growing areas. Property features The property has a total surface area of 12 hectares, entirely considered as land with potential for rice cultivation, a traditional and predominant agricultural use in the surrounding area. The land has a flat and level profile, with deep soils, no significant stones and characteristics typical of agricultural land in the Delta. The technical report indicates that there are levels of salinity that may limit certain crops, although the location and characteristics of the property allow for agricultural use, particularly rice cultivation. The property is currently not under cultivation, offering the possibility of developing its future agricultural use according to the needs and plans of the new owner. Irrigation water One of the main attractions of this property is its availability of irrigation water, supplied by the Canal de la Izquierda del Ebro Irrigation Community and the network of canals and secondary irrigation channels in the area. The property also has internal access roads and good external access, facilitating access and agricultural management. Main features Surface area: 12 hectares / 120,000 m<sup>2</sup> Location: Partida Mangrané, Deltebre Area: Ebro Delta Use: Agricultural Potential crop: Rice Terrain: Flat and level Soils: Deep and free of stones Irrigation water: Available Internal roads: Yes Access: Good Fencing: Yes Buildings: No buildings Classification: Non-Developable Land - Delta Agricultural Land Location The property is located in Partida Mangrané, Deltebre, within an agricultural area where rice is the predominant crop. The town centre of Deltebre is approximately 3.6 km from the property, providing convenient access to local services while maintaining the rural and peaceful character of the property. The area has a network of regional and provincial roads providing connections to nearby towns and the main transport routes, including the N-340 and AP-7. Railway connections are also available at the L'Aldea and L'Ampolla stations. A property with significant agricultural potential

**Promociones Calafat, S.A.**

Passatge Ancora, s/n - Zona Comercial

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The 12-hectare surface area, availability of irrigation water and flat configuration make this property an especially interesting option for agricultural professionals, investors or buyers looking to expand an existing farming operation. Its location in the Ebro Delta, an area closely associated with rice cultivation, also provides a unique and distinctive agricultural environment. A large property with irrigation water and good access, ideal for those looking for agricultural land in the Ebro Delta area. Further information For further information about the property, details of the sale conditions or to arrange a viewing, please contact us. The information published is based on the technical documentation currently available for the property. Any matters relating to permitted uses, crops, planning conditions or agricultural exploitation must be specifically verified before purchase.



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### General

Type of Property: **Building plot** m2: **120000**

m2 plot: **120000** Distance from the beach:

Year of construction: Type of pool:

Views: **View of fields**

### Characteristics

Number of rooms: **0**

Toilets: **0**

Bathrooms with bathtub:

**0**

Bathrooms with shower: **0** Double beds: **0**

Single beds: **0**

Bunk beds: **0**

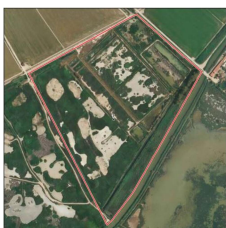
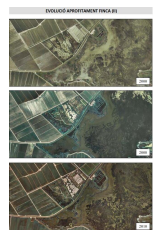
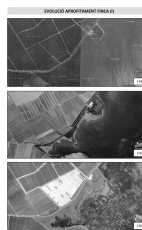
Cribs: **0**

Sofa beds: **0**

Type of kitchen:

### Other Features

### Equipment





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| Season | Price | Minimum stay |
|--------|-------|--------------|
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