



**Property type :** Villa

**Location :** Aspe

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Parking :** Driveway

**House area :** 108 m<sup>2</sup>

**Plot area :** 361 m<sup>2</sup>

✓ Mains Electric

✓ Mains Water

✓ Double Glazing

Discover the elegance and comfort of this beautiful detached villa of 108m<sup>2</sup> or 129m<sup>2</sup>, designed to offer you an exceptional living environment, all on one level. Enjoy the privacy offered by this villa, where you can relax in your own garden, create an oasis of tranquillity, or even add a swimming pool (not included) to enjoy the hot summer days. The villa has main water, electricity, pre-installation for air-conditioning (hot/cold) and is connected to sewage. The property is divided into two main areas: Day zone: where you find a spacious living-dining room with an open plan kitchen (kitchen furniture included) that communicates with the large porch of modern character through its two large windows overlooking the outdoor garden and why not... the pool. As an additional space, there is a utility room strategically placed in the layout of the house where it can be easily accessed from any point in the house. Night area: this area has 3 bedrooms. The master bedroom has a large dressing room and en-suite bathroom. There is also a second bathroom for the rest of the bedrooms and the rest of the house. Located in a quiet, residential area, this villa allows you to enjoy privacy and tranquillity, while being protected from prying eyes. The Mirador de Alcana is not just a natural enclave. It is 3km from town and is a tribute to history and tradition, being located in Aspe, a town rooted in the Valley of the Grapes. Here, every nook and cranny tells a story and every bite is a journey back in time. From the comforting stew to the delicious rabbit rice, each dish is a warm hug that connects you to the roots of local gastronomy. And let's not forget the torrijas and bagged grapes of the middle Vinalopó, delights that awaken the senses and celebrate the richness of the land. You can choose the plot you prefer (between 361m<sup>2</sup> and 424m<sup>2</sup>). Price from €260,000 (plot included) for the villa of 108m<sup>2</sup> and from 299.900€ for the villa of 129m<sup>2</sup>.