



**Property type :** Villa

**Location :** Petrer

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Orientation :** N/A

**Views :** Mountain views

**Parking :** Garage

**House area :** 220 m<sup>2</sup>

**Plot area :** 2500 m<sup>2</sup>

**Airport :** 20min

**Beach :** 25min

**City :** 5min

**Golf :** 10min

✓ Mains Electric

✓ Fireplace - Log Burner

✓ Partially Furnished

✓ Mains Water

✓ Garage

✓ Fenced Plot

✓ Terrace

Detached Villa in Loma Bada urbanization, Petrer (Alicante). It has a total of 4 bedrooms, 2 bathrooms and a plot size of 2500-3000m<sup>2</sup> aprox. The plot is on two separate deeds and therefore could be sold separately to build another house, increasing it's value. Inside the house is a large lounge-dining room which leads to the kitchen, and up a few stairs are the bedrooms. Next to the kitchen are some stairs that lead down to the basement, which has a pantry. The garden has mature trees and a 10x5m swimming pool. There is also a 60m<sup>2</sup> garage which could make a house or guest annex, as it's prepared to take another level. Mains water and electricity and a good tarmac road access. Located 5 minutes from the large town of Elda/Petrer and 15-20 minutes to the airport and beaches.

Elda-Petrer are two large towns merged into one, with a total population of over 85,000. Located less than 20 minutes drive from Alicante city centre and the beaches, and 20 minutes from Alicante Airport. The manufacture of footwear is the city's main industry, and Elda is the site of the Shoe Museum. Elda also hosts an annual shoe fair, which attracts exhibitors, designers, and manufacturers from all over Europe. Other manufactures include paper, furniture.

It has all amenities and supermarkets, such as Carrefour, Aldi, Mercadona, Lidl, Consum and more, as well as a shopping centre, cinema with English movies shown weekly, bowling, English speaking dentists, big international gym, veterinary, weekly markets, fast food outlets, junior schools, high schools, music schools, a theatre, many parks and a huge range of bars and restaurants. There is also a train and bus station, and a large hospital which covers the area of Elda, Petrer, Monovar, Pinoso, Sax, Novelda, Salinas and surrounding areas, as well as 24h medical centers. Throughout the year Elda and Petrer also have their traditional Spanish Fiestas with parades and musical performances which are renowned around the country, with a magic feeling and were people go out on the streets.

