



**Property type :** Villa

**Location :** Villena

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Orientation :** East

**Views :** Countryside views

**Parking :** Driveway

**House area :** 216 m<sup>2</sup>

**Plot area :** 13034 m<sup>2</sup>

**Airport :** 40 mins

**Beach :** 40 mins

**City :** 15 mins

**Golf :** 15 mins

✓ Fast Internet & Phone

✓ Air Conditioning

✓ Fenced Plot

✓ White Goods

✓ Mains Electric

✓ Electric Gates

✓ Annexe / Guest House

✓ Not Furnished - By Negotiation

✓ Mains Water

✓ Double Glazing

✓ Fireplace - Log Burner

✓ Cess Pit / Septic Tank

Beautiful 4 Bed countryside Villa with pool and large plot.

A modernised refurbished villa in the countryside just outside the historic town of Villena Alicante, set on a very generous fenced private plot of over 13000m<sup>2</sup>.

Consisting of an olive grove with over 75 mature olive trees, a small private forest and vast grounds which are dotted with many mature pine trees over 100 feet tall, while still been close to the town and all amenities s this property is a real getaway. With its immaculate modernised façade, the Villa channels the traditional fincas, the old whitewashed homes that dot many of Spains hilltops.

The Villa is accessed via modern security electric gates which can be opened using a key-fob or a mobile phone.

Another separate service entrance allows for access by large vehicles, both entrances are lined with pine trees making for a grand entrance as you drive up either of the long driveways. The epic mountain views and green scenery really give this property a relaxing retreat- style vibe particularly during sunset.

The extensive refurbishments completed in 2022/2023 have been done with very high quality local materials that can be seen as soon as you enter, all the frontage has been fully rendered in a modern white style with new lighting.

The pool being fully rebuilt from scratch including new tiles, filter, pump etc. Adjacent to the pool we have an outdoor shower. In addition to pool we have a chill out area with sun beds as well as a summer house with storage, and this summer house could easily be made into a guest house. In addition you have a barbecue outbuilding dedicated for alfresco dining. All external out buildings and entrances have been replaced with new high quality metal gates and doors with security and privacy in mind.

The house has been rewired and new lighting etc. All the windows have been replaced with double glazing and mossy nets, a key feature of the house is the custom electric metal shutters providing a very secure property on the windows, 2 front doors and the back door for the security conscience person.

The open plan living area benefiting from large double glazed patio doors, allowing a lot of natural light into the house.

The living areas, cinema room and all bedrooms have new air-condition units fitted, solar panels provide the hot water.

The living areas, bathroom, kitchen have been decorated to a very high standard with new tiles and decorative wall granite-style tiling, modern oak doors and frames have been fitted in all rooms, coving and newly plastered walls giving a incredibly modern feel. The tiles on the roof of the property were replaced with modern style black tiles giving a very sleek look. Mains water, mains electric and fireplace log burner.

As you enter the front door, you are greeted with three options, to the rear, where the bedrooms and main bathroom are, to the right to the snug/cinema room, or the the left to the 2 main entertaining rooms, as well as the kitchen, further bathroom and utility room, with access to the large rear courtyard. Plenty of outdoor space and land to make your plans a reality whatever your dream.

This villa comes for sale in excellent condition, with many modern features, including air conditioning, fitted wardrobes, double-glazing etc. The outdoor spaces are equally spacious, The gardens boast exotic trees and fruit trees, many green and wooded areas that will make you want to enjoy the outdoor area and invite you to spend great evenings with family and friends. The chill- out areas invite you to relax, sunbathe, dine al fresco, and enjoy the views, sensational sunsets and the best climate in Europe. A warm and friendly home.

While the house has been extensively modernised to a high standard, we would like to mention that the bedrooms has the original flooring, it may benefit from being modernised in the same style as the rooms to the front of the house if you so choose. The 2nd bathroom does require a new shower door.

The outhouse or 'Casita' in Spanish meaning 'small house' can easily be converted once again into an apartment or guest house for your visitors or family, it was been used as accommodation at one stage in the past and has connections for water/ electricity etc, its currently been used for storage of gardening and pool equipment etc.

Located to the left of the property is your own private forest of pine trees, a nice addition for the those that love the outdoor life.

The property is very well located since it is only 5 minutes from Villena centre!

The first sight in Alicante province, coming from Madrid, is the imposing Atalaya castle or Villena castle as it is more commonly known. The historic centre of Villena developed around the National Monument of the Church of Santiano, next to which are the Casa de Cultura, the Fiesta House and Museum, the Town Hall and the two main commercial arteries, Calle Corredera and Calle Constitución. Dearly loved places in the ancient centre are the Church of Santa Maria, an ancient Arab Mosque, the Plaza Mayor and the Palace of the Mergelina family. Its historic importance of its incorporation into the province of Alicante (1836) are outstanding points in its cultural uniqueness.

This property really needs to be seen to appreciate what it has to offer.. We recommend watching the video in order to fully understand the layout and don't hesitate to get in touch for a viewing.