



**Property type :** Villa

**Location :** La Romana

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 1

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Countryside views

**Parking :** Driveway

**House area :** 233 m<sup>2</sup>

**Plot area :** 3121 m<sup>2</sup>

**Airport :** 25

**Beach :** 25

**City :** 5

**Golf :** 10

✓ Summer Kitchen

✓ Mains Water

✓ Annexe / Guest House

✓ Fast Internet & Phone

✓ Walking Distance - Restaurant / Bar

✓ Fireplace - Log Burner

✓ Mains Electric

✓ Fenced Plot

✓ Cess Pit / Septic Tank

We are pleased to present this renovation project, located in a superb location just a short walk from a local restaurant and a few minutes drive to La Romana, Aspe and Novelda towns, and Alicante Airport is only 20 minutes drive away and you can be in Alicante City within 25 minutes.

Located in an area known as "Horna Alta" which translates to "High Oven" here we have a micro-climate that is second to none, through the winter months we rarely drop to 3 or 4 degrees, which can be upto 10 degrees warmer than some areas just 10 minutes further inland. The Summer months we have the opposite effect on the hottest days, very rarely going above 40 degrees through August.

In La Romana you will find a typically Spanish small town, with a large Supermarket, Pharmacy and Post office, as well as plenty of bars and cafes to enjoy the Spanish lifestyle. In La Romana we also have "Lukeys", a British run Café where you can meet other ex-pats.

The property sits on a good sized plot of 3,121m<sup>2</sup> and with a mature garden full of fruit Tree's, including 3 fig Trees, (1 Green & 2 Purple), a huge lemon tree, 2 Orange Tree's, 1 Pear Tree, 8 Pomegranate Trees and Grape Vines along the side. Also we have 40 Olive Trees that are collected and return around 120 litres per year of Oil.

As we come through the first entrance gate, we have a tiled courtyard which is very private and with many shady areas to sit and relax. Currently the property has 3 separate buildings to it, but these can be connected to make into a large 4 Bedroom home. The first building consists of a living room with kitchen area, two double bedrooms and another room that needs reforming to a bathroom.

Next to this, we have another building that currently has two bedrooms, an entrance hall and a large storage room, again this could become another bedroom or bathroom.

The third building has a bathroom, a utility room and another storage room accessed from outside. This building could become a self contained annex, or can be connected to the other building to make a nice bedroom with en-suite bathroom.

Next to the first building, there is a large covered Porch area so escape the mid day sun, and a large barbecue area with outside Bread and Pizza oven. Behind this we have steps up to the back area, this area has a terraced area for relaxing, and has shade from the house throughout the hot Summer months and we also have a 3m X 3m swimming Pool with drainage.

The property has neighbours at either end, but none are anywhere close to the house and you have complete peace and privacy from the moment you enter the grounds, and with views across the Valley to the mountains the other side, this property offers a perfect climate all year round, peace and quite yet only a few minutes drive to 3 different towns. Novelda is a large Spanish Town, it has a fantastic selection of Cafes, bars and Restaurants to try, as well as every major supermarket to choose from, and a good selection of shops and supplies around the town. Also, we are only 15 minutes away from the large Commercial Center of Elche, where we have the DIY suppliers Leroy Merlin and Brico Depot, as well as the El L'Aljub shopping centre and many Garden and outdoors supplies shops.

Alicante Airport is less than 25 minutes away, and Alicante City and its Beaches are also 25 minutes drive.

Please watch our video to see the layout.