



**Property type :** Villa

**Location :** Canada del Trigo

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Driveway

**House area :** 116 m<sup>2</sup>

**Plot area :** 8000 m<sup>2</sup>

**Airport :** 50 min

**Beach :** 50 min

**City :** 10 min

**Golf :** 45 min

✓ Summer Kitchen

✓ Mains Water

✓ Fast Internet & Phone

✓ Air Conditioning

✓ Mains Electric

✓ Electric Gates

- |                                       |                  |                            |
|---------------------------------------|------------------|----------------------------|
| ✓ Solar Water Heating                 | ✓ Solar Power    | ✓ Walking Distance To Town |
| ✓ Walking Distance - Restaurant / Bar | ✓ Fenced Plot    | ✓ Fireplace - Log Burner   |
| ✓ Barbecue                            | ✓ Mains Sewerage |                            |

This lovely villa is set in a quiet location and walking distance to the village of Canada del Trigo, where there is a bar/restaurant and several bodegas, just 10 min drive to the popular town of Pinoso where you can find all of the supermarkets, banks and shops etc.

The villa sits on a large plot of 8000m<sup>2</sup>, 2500m<sup>2</sup> of which is fenced. Enter via an electric gate to a large gravelled area in front of the house.

A few steps up to a glazed terrace, where the solar system with two lithium batteries and 8 solar panels, creating sufficient power to supply the house with no electric bills to pay. The mains electricity is also connected to the house, as is mains water and sewage.

Into the house via the front door to a large lounge/dining room with chimney in one corner, a door here leads into the fully fitted kitchen and separate utility room with a door to the outside, perfect for bringing in the shopping or taking out the laundry etc.

A hallway through the arch leads to three double bedrooms, all with fitted wardrobes and infrared red wall heaters, plus ceiling fans. The master bedroom has an ensuite bathroom with a bath and shower over, plus there is a separate family bathroom with large shower cubicle.

The house has a central air conditioning system (but it needs a new machine or repair).

Outside there are well planted and mature gardens, with a walled 11m x 6m swimming pool house/summer kitchen/games room with large windows looking over the pool area and a side access door.

A brick built BBQ and wooden pergola plus two storage sheds, plus a small casita with a 1000ltr water tank with pump (just in case there is never a water cut off, there will always be water for the house and gardens)

The area is very quiet and has lovely views with no close neighbors overlooking the house or garden. This house is ready to move into and enjoy and offers lots of conveniences close to the village. Viewing is highly recommended.