



**Property type :** Villa

**Location :** Catral

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Orientation :** East

**Views :** Countryside views

**Parking :** Driveway

**House area :** 140 m<sup>2</sup>

**Plot area :** 1170 m<sup>2</sup>

**Airport :** 30 mins

**Beach :** 18 mins

**City :** 5 mins

**Golf :** 15 mins

- |                            |                                       |                          |
|----------------------------|---------------------------------------|--------------------------|
| ✓ Summer Kitchen           | ✓ Fast Internet & Phone               | ✓ Mains Electric         |
| ✓ Mains Water              | ✓ Gas Central Heating                 | ✓ Air Conditioning       |
| ✓ Electric Gates           | ✓ Solar Water Heating                 | ✓ Double Glazing         |
| ✓ Walking Distance To Town | ✓ Walking Distance - Restaurant / Bar | ✓ Fenced Plot            |
| ✓ Fireplace - Log Burner   | ✓ Alarm System                        | ✓ Barbecue               |
| ✓ Satellite Dish           | ✓ Utility Room                        | ✓ Terrace                |
| ✓ White Goods              | ✓ Not Furnished - By Negotiation      | ✓ Cess Pit / Septic Tank |

We are proud to offer for sale, this great condition detached villa of approx. 140m<sup>2</sup> build size is set on a fully landscaped and walled plot of 1,170m<sup>2</sup>. The villa benefits from being walking distance to the town of Catral. The home has a front covered porch area as well as a rear porch with access to the kitchen (this porch also contains the washing machine), spacious entrance hallway, large air conditioned lounge and dining area with wood burning stove, fully fitted kitchen with dishwasher. The master bedroom has fitted wardrobes and ensuite bathroom, with the remaining 2 double bedrooms also having fitted wardrobes plus a family shower room. All bedrooms have ceiling fans and air conditioning installed.

The property is fully alarmed and features an outside perimeter alarm, all the windows have locks, gas central heating, mains water and mains electric plus fibre optic internet.

Outside there is a raised terrace with a solar heated 10m x 5m swimming pool. The pool has recently been re-grouted along with a new pump and filter with glass filtration, and to the side there is a BBQ area. To the rear of the property, there is a 4m x 3m summer house and various storage sheds, plus large covered area, ideal for those wanting to protect a classic car!

A modern septic (bio) tank is installed.

The 1,170m<sup>2</sup> of grounds are low maintenance, with much of it being laid to gravel or paved, and planted with various Mediterranean and fruit trees.

Located just 2 minutes from the town by car, 18 minutes from the beach and 30 minutes from Alicante airport.