



**Property type :** Villa

**Location :** Pinoso

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 4

**Year built :** 2004

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Garage

**House area :** 305 m<sup>2</sup>

**Plot area :** 5489 m<sup>2</sup>

**Airport :** 50 mins

**Beach :** 55 mins

**City :** 10 mins

**Golf :** 40 mins

- ✓ Summer Kitchen
- ✓ Mains Water
- ✓ Air Conditioning
- ✓ Walking Distance - Restaurant / Bar
- ✓ Fireplace - Log Burner
- ✓ Garage
- ✓ Fast Internet & Phone
- ✓ Central Heating
- ✓ Electric Gates
- ✓ Fenced Plot
- ✓ Alarm System
- ✓ Utility Room
- ✓ Mains Electric
- ✓ Oil Central Heating
- ✓ Double Glazing
- ✓ Annexe / Guest House
- ✓ Barbecue
- ✓ Terrace

✓ White Goods

✓ Not Furnished - By Negotiation

✓ Cess Pit / Septic Tank

The villa is located in the small village of Canada de la lina only a few minutes drive from the popular town of Pinoso. This beautiful ground floor villa has everything you could want. The building was built in 2004 and was used as a holiday home by previous residents. For several years now, this house has been expanded and improved so that you can live in it all year round.

The house has beautiful wooden vaulted ceilings. This wooden construction is one of a kind and gives an extra dimension to this home. As a result, the villa has a spatial look throughout, thanks to the attractive high wooden vaulted ceilings in each room.

The house has a spacious living room with a cassette fireplace and an open kitchen, which is light and spacious. The kitchen has granite worktops and two ceramic sinks and built-in cabinets and leads to a pantry with another sink and storage space. Next to the living room there is a sunny garden room, which is used as a dining room and overlooks the beautiful garden, landscaped with many palm trees, oleanders and other beautiful trees and shrubs

Outside there is an attractive terrace with seating and views of the 12 x 6 meter swimming pool (with lighting). The porch has a great view of the mountains and the valley, where you are regularly treated to beautiful colours in the sky. Around the pool there are 7 large adult palm trees giving a real tropical feel and the perfect place to watch the most amazing sunsets.

There are 3 large bedrooms in the villa, all of which have their own style. 2 bedrooms have an en-suite bathroom and the 3rd double bedroom is currently used as an office space. Bedroom 1 also has a separate dressing room.

In addition to the pool, the villa has a separate guest house (casita), making a (4th) large bedroom with bathroom and air conditioning. Adjacent is a double garage, which contains the washing machine, tumble dryer and an additional fridge with freezer compartment. The garage is equipped with water and electricity and can easily be extended to make a kitchen and living room for the guest house which would make it a self-contained second house.

Next to the villa there is an outdoor kitchen with the possibility of barbecue and a beautiful terrace under a wooden pergola. Additionally, there is a room where a large bar has been placed that can be used for various purposes including making another guest house 5th bedroom. There is also a handy wood store for the fireplace.

The land is completely fenced with a thick hedge offering privacy in most places and is attractively landscaped for easy maintenance. At the front of the house it has been placed as a partition in front of a wall against which 4 large planters are paved and a lighting is connected that turns on automatically as soon as it gets dark. The house is equipped with cameras and an alarm installation and there is a camera on the porch. The lighting is also equipped with motion sensors in several places.

The entire villa is equipped with oil central heating in each room. All bedrooms have an air conditioning unit. The house has electricity and tap water, an electric door and fibre optic Wi-Fi. In addition, all windows in the living room are made of UPVC with triple glass and tilt and turn and are equipped with fly screens. The exterior doors are made of UPVC with a three-point multi lock.

All electrical installations have been renewed, the outdoor kitchen is equipped with new blinds and all the blinds have also been renewed.

The total constructed area is 305 m<sup>2</sup>. The plot has an area of 5489 m<sup>2</sup>.

The villa is a 5min walk to the village pub and restaurant.

This beautiful villa is definitely worth a visit!!