



**Property type :** Villa

**Location :** Villena

**Bedrooms :** 1

**Bathrooms :** 1

**House area :** 170 m<sup>2</sup>

**Plot area :** 13200 m<sup>2</sup>

- |                            |               |                          |
|----------------------------|---------------|--------------------------|
| ✓ Mains Electric           | ✓ Mains Water | ✓ Air Conditioning       |
| ✓ Walking Distance To Town | ✓ Fenced Plot | ✓ Fireplace - Log Burner |
| ✓ Garage                   | ✓ White Goods | ✓ Cess Pit / Septic Tank |

Nice house with open plan top floor walking distance to Villena. We are delighted to present this charming two-story country villa, ideally situated within walking distance of the vibrant town of Villena. Currently registered as a warehouse, the property is in the process of being reclassified and will be sold with the correct residential registration.

This spacious villa features an expansive open-plan area on the upper floor, offering the potential to create at least three bedrooms upstairs. Additionally, the generous downstairs space can accommodate one or two more bedrooms, making it perfect for a growing family or those in need of extra room.

Just a 10-minute stroll from the heart of Villena, this villa combines the tranquility of rural living with the convenience of nearby urban amenities. Villena, a lively and welcoming town with a population of approximately 30,000, offers a variety of shops, restaurants, and cultural attractions.

The villa's location provides the perfect balance of peaceful countryside ambiance and close proximity to town, meeting the common desire for a quiet retreat that is not too isolated. Don't miss the opportunity to own this versatile and ideally situated property.