



**Property type :** Villa

**Location :** Catral

**Area :** Alicante

**Bedrooms :** 7

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Countryside views

**Parking :** Garage

**House area :** 403 m<sup>2</sup>

**Plot area :** 7677 m<sup>2</sup>

**Airport :** 25min

**Beach :** 20min

**City :** 1.8km

- ✓ Summer Kitchen
- ✓ Mains Water
- ✓ Fenced Plot
- ✓ Barbecue
- ✓ Utility Room
- ✓ Dressing Room
- ✓ Cess Pit / Septic Tank

- ✓ Fast Internet & Phone
- ✓ Air Conditioning
- ✓ Annexe / Guest House
- ✓ Garage
- ✓ Terrace
- ✓ White Goods

- ✓ Mains Electric
- ✓ Electric Gates
- ✓ Fireplace - Log Burner
- ✓ Basement
- ✓ Solarium
- ✓ Partially Furnished

Large and impressive Detached Villa in Catral, Alicante. It has a build size of approx. 403m<sup>2</sup> including terraces, 7 bedrooms, 3 bathrooms (+1 outside bathroom) and a plot size of 7677m<sup>2</sup> (fully enclosed and secure). The property is south facing and has a lovely swimming pool with a size of 12x5m and a bar and an integral jacuzzi at one end, as well as a summer kitchen with plenty of room to relax and great for entertaining family and friends. and other outbuildings outside, such as a very large garage suitable for several vehicles, that could easily be converted into a casita/guest house, and a large bespoke undercover multi gym with everything you would need to keep in shape. Located close to the towns of Catral, Almoradi, Callosa de Segura and Dolores, only 1.8km away from many amenities such as bars, restaurants, and a supermarket.

The accommodation is immaculately presented and is distributed over two floors. Starting with the main floor, the entrance is via a raised south-facing covered terrace with outdoor seating set up for alfresco dining. Entering a hallway that leads to a very large comfortable lounge with a feature fireplace that also has a spectacular vaulted ceiling, there is also access to three very large bedrooms all with fitted wardrobes, the master has a beautiful en-suite bathroom. There is also a guest bathroom with a shower and bath. Completing the upper floor is a separate large kitchen & dining area with granite worktops and quality appliances. Stairs lead down to many more rooms (also accessible by an exterior entry door, ideal for a separate guest annex or for renting out). There is a room currently used as a walk-in wardrobe, a spacious lounge, a large living room with an entertainment bar. Three further large bedrooms, a utility room, complete with a third bathroom suite.

The property has a huge list of extras such as a large underbuild, central heating, aluminium windows and doors, kitchen with granite worktops, hot and cold air-conditioning, alarm system, off-road parking, internet and phone. Outside the plot has tall secure walls making it very private, with a security electric gate entry for easy access. At the side of the house, a staircase leads up to a large furnished rooftop solarium with fantastic views over the area. The garden is mostly covered with decorative shingle but has a large tiled area surrounding the house that also includes the pool for low maintenance. The plot is divided into two sections, both similar in size, the first one is the main area used, with mature palm trees and plants, the swimming pool and outbuildings, the other section has many attractive features including several fruit trees.

The villa is sold part furnished and would be subject to an inventory but includes all white goods in the sale price. It comes with all legal paperwork that is required for sale including a habitation certificate.

It has mains water and electricity connection as well as a septic tank for waste.

This villa is in excellent condition and in a great quiet country location, perfect if you are looking for a rural retreat with total privacy and not too far away from services. There is also the opportunity to rent out the separate guest annex, or to utilize the space within the plot for other business opportunities.

Catral is a slow-paced village from which to watch the world go by. Come here for rural walks, fresh produce and a friendly expat community wrapped in a traditional Spanish enclave.

Catral is a village of low-rise sandstone homes silhouetted by palm fronds and surrounded by artichoke farms. Like many traditional Spanish pueblos, it centres around a town square but features an unusually elliptical, blue-domed church dedicated to Los Santos Juanes. There is a conventional high street that expands into modern suburbs built around the edges of the village to accommodate the influx of Europeans who began to invest in the area around the 1990s.

The village centre has plenty of businesses servicing the needs of inhabitants, from pharmacies to vets, and hairdressers to gyms. The nearby towns of Orihuela, Torrevieja and Elche have more evolved shopping districts and Catral is not far from both Murcia and Alicante city centres.

There are both state and public schools in the village which, between them, cover all student ages from primary to secondary. There is a good choice of international schools in the region if you're prepared to travel a little further, including the reputable El Limonar International School in Villamartin.