



**Property type :** Villa

**Location :** Pinoso

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 2

**Year built :** 2022

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Driveway

**House area :** 179 m<sup>2</sup>

**Plot area :** 12223 m<sup>2</sup>

**Airport :** 45 mins

**Beach :** 45 mins

**City :** 5 mins

**Golf :** 35 mins

✓ Fast Internet & Phone

✓ Double Glazing

✓ Dressing Room

✓ Mains Electric

✓ Fenced Plot

✓ Mains Sewerage

✓ Mains Water

✓ Terrace

Brand-new and ready to move in, 3 bedroom 2 bathroom villa with swimming pool finished to a high standard, Mains electric and water with mains sewerage, situated on the edge of the village of Canada del Trigo we have listed it as Pinoso as that is the nearest large town 7 mins drive away . You can still build 71m2 so a guest house and garage is possible or summer kitchen etc.

- Housing Constructed Surface: 145 m2 + 34 m2 of porch.
- Occupied area of the house: 179 m2
- Annexes: you can build up to 71 m2 more.
- Plot surface: 12.223 m2 (approx. 3,000 m2 fenced)

» All our homes are equipped with high quality materials and the construction process.

» Under the foundation of the house there is a waterproof layer as a moisture barrier for the entire base of the house.

» In addition, another waterproof sheet has been placed on the foundation to double guarantee protection against ground humidity.

» The exterior walls of the accounts with the layer of thermal and acoustic insulation to give the homes a high energy classification.

» All the interior walls can be changed at the client's choice, that is, the division of the rooms can be adapted to the client's needs.

» The roof has its waterproof sheet to ensure its sealing against rain, in addition to the placement of the thermal insulation layer.

» The house guarantees high energy efficiency, minimum classification A.

» The interior finishes of pavements and tiling are of high quality, being able to choose from a large range, according to the client's taste.

» All our homes have pre-installation of air conditioning and heating ducts.

» The house has the installation of a aerothermy system for sanitary hot water.

» The exterior carpentry is made of white PVC and double glass to ensure adequate comfort and design of the home.

» The interior carpentry is made of white wood.

» The toilets in the bathrooms are ROCA brand or similar, fully equipped

Pinoso has all the amenities you need: Supermarkets such as Consum, Dia, Mas y Mas and Hiperber, a wide range of restaurants including Irish and Indian and bars (50+), a 24hr medical centre, English speaking dentists, veterinary, a weekly market on Saturday and indoor market open 6 days a week. Pinoso has 3 primary schools, a high school and a music school. There is also a new cultural centre which houses a library and Spanish classes open to foreigners.

Throughout the year Pinoso has its traditional Spanish Fiestas with parades and musical performances which are renowned around the country, bonfires with a magic feeling and were people go out on the streets. There is also an annual running of the bulls (the bulls are not harmed!) which draws crowds from around the region to watch the brave participants join the bulls in the special arena.

The city Elda & Petrer is a 20 minutes drive, it has a large Hospital with English speaking doctors, a huge range of bars and restaurants, indoor shopping center, big international gym, Carrefour, Aldi, Lidl, Cinema with English movies shown weekly, bowling and fast food outlets.