



**Property type :** Villa

**Location :** Caudete

**Area :** Castilla-La Mancha

**Bedrooms :** 4

**Bathrooms :** 1

**Swimming pool :** Private

**Garden :** Private

**Orientation :** East

**Views :** Mountain views

**Parking :** Car port

**House area :** 205 m<sup>2</sup>

**Plot area :** 2546 m<sup>2</sup>

**Airport :** 40

**Beach :** 45

**City :** 6

**Golf :** 25

✓ Fast Internet & Phone

✓ Air Conditioning

✓ Fireplace - Log Burner

✓ White Goods

✓ Mains Electric

✓ Double Glazing

✓ Barbecue

✓ Furnished

✓ Mains Water

✓ Fenced Plot

✓ Utility Room

We are proud to present this large, beautifully reformed country house, close to the popular town of Caudete, with mature gardens, one of the largest Pools we have seen, lots of living space and with views over the Sierra Alacera Mountains and protected parkland of Paraje de la Toconera.

The Villa is being sold as seen with the bedroom, living room, sun room and outdoors furniture, bedding, kitchen appliances including microwave, kettle, air fryer and with cutlery, crockery and white goods and nearly everything in the Villa is new over the past 18 months.

This Villa is a true turnkey option with low running costs throughout the year.

The Villa is set beside the Bodegas Santa Margarita Winery, in a peaceful and tranquil setting, away from the main roads and offers the perfect place to relax and enjoy the sounds of nature.

From the entrance gate you have a driveway, which extends along the property and finishes with a covered parking area, with a small storage room.

There is also a garage built into the house, this is currently used as a utility room with washing machine and dryer, but has potential to be divided in half, with the divided area to become an ensuite bathroom to the largest of the 4 Bedrooms.

There is more parking to the side of the Villa, and a Spanish style barbecue with two wood stores in a nice, shaded area, which then leads out to the rear gardens.

The gardens have been very well planned out and lovingly cared for over the years, and you will find Walnut, Fig and Pomegranate trees alongside grapes and many varieties of flowers, plants and cactus.

The gardens are a beautiful place to sit and relax, with many different shaded areas to escape the mid-day sun.

Towards the back of the garden, we have a 12m x 5m Swimming Pool with corner steps. The Pool is absolutely stunning and has been very well maintained and comes with a new lining, Pool pump, and equipment for maintaining its condition. The owners currently have someone come in weekly to keep the pool at its best. The area surrounding the Pool has a concrete walkway, with a tiled seating area at both ends of the Pool, and an outdoors shower.

As we enter the house through the beautiful, arched brickwork designed entrance, we come into a large living area. Here we have two patio doors at either end, with a featured large central window which looks out to the gardens.

Through into the second living area, here we have a traditional Spanish log burning fireplace, and an air conditioning unit above the doorway. From this room is access to the first double bedroom with built in wardrobe. Along from here is the fitted kitchen, with electric hob, gas oven, extractor fan and Fridge Freezer all coming as part of the sale.

Next, we have the family Bathroom, well finished and with a large walk-in shower cubicle. The next two double bedrooms are along from here.

Back into the first living area, and at the far end we have the fourth and largest bedroom, with a huge built-in wardrobe across the back of the room. This is a great sized room with a feature fireplace, and the room has the possibility of being converted into a self contained apartment, by converting part of the utility room behind to an ensuite bathroom and fitting a kitchenette.

This amazing Villa offers the new owners great sized living space both inside and outside, in one of the most peaceful locations available.

The Villa has been recently decorated and very well maintained, it has an alarm system and Upvc wood effect double glazing through most of the Villa, with the rest of the windows all having pull down Spanish blinds. There is a satellite dish for receiving Tv stations and has great internet connections available.

This Villa is a true turnkey option with low running costs throughout the year.

The town of Caudete is just 6 minutes' drive from the Villa, and the large town of Villena is a 10 minute drive away. Caudete is a nice Spanish town with large Supermarkets, and many Banks, Restaurants and Cafés and a British run indoor Market at the weekends.

There are Hospitals, schools, two train stations including the new high-speed train that can be in Alicante in 15 minutes, or Madrid in less than 2 hours.

There is a Tennis academy, Museum's, Go cart race track, and a sports centre all close by, either in the village, or in the city of Villena.

Alicante Airport is a 40 minute drive from the property, Sax with its historical castle is 13 minutes away, and Elda with its shopping centre and Carrefour is a 15 minute drive, and is only 45 minutes from the beautiful Beaches of Alicante.

Please watch the video to see the layout, and contact us for further information.