



**Property type :** Country house

**Location :** La Romana

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** No Pool

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Driveway

**House area :** 210 m<sup>2</sup>

**Plot area :** 18587 m<sup>2</sup>

**Airport :** 40 min

**Beach :** 40 min

**City :** 5 min

**Golf :** 40 min

✓ Mains Electric

✓ Fireplace - Log Burner

✓ Cess Pit / Septic Tank

✓ Water Deposit

✓ Alarm System

✓ Fenced Plot

✓ Not Furnished - By Negotiation

We are pleased to present this charming 3-bedroom country home, a rare gem on the market. Perched in an elevated position with stunning views of the open countryside and mountains, this home sits on a generous 18,587m<sup>2</sup> plot, offering endless potential for further development, including a pool, garage, guest apartment, or even an extension to the house (with local town hall permissions).

The property is accessed via a long driveway through electric gates with an intercom system, leading to a spacious, paved parking area. Refurbished to a high standard in 2020, including an electricity upgrade the home exudes character and warmth. The ground floor features a welcoming hallway that opens into a spacious, open-plan living room and dining area, complete with a log-burning stove. This level also includes two bedrooms and a modern kitchen with a pantry. French doors lead out to a lower-level terrace, where a wrought-iron staircase ascends to a first-floor terrace—perfect for taking in the views, relaxing, or dining. This upper terrace can also be accessed from the first-floor accommodation.

Upstairs, accessed via a marble staircase, you'll find an impressive master bedroom with an ensuite, a family shower room, an additional lounge, and an office. The home is adorned with exposed wooden beams throughout and benefits from gas central heating.

The expansive 18,587m<sup>2</sup> plot features thriving olive and almond groves, adding to the property's charm and appeal. A local farmer currently assists the owner with the cultivation and maintenance of the land. The property also benefits from a local monthly gardener who helps maintain the grounds. Both the farming assistance and gardening services can be continued by the new owner, ensuring the land remains well-tended and the groves flourish.

This home is equipped with mains electricity and features a water deposit, ensuring reliable utilities for comfortable country living. Water is supplied via a deposit system, with a cost of €100 per 21,000 liters, ensuring an affordable and efficient water supply for the property.

The charming village of La Romana is just a 5-minute drive away, offering convenient access to local amenities and a sense of community while enjoying the tranquility of country living.

In addition, the grounds feature a cave house, offering unique charm and potential for various uses.

