



**Property type :** Villa

**Location :** Pinoso

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Car port

**House area :** 140 m<sup>2</sup>

**Plot area :** 12000 m<sup>2</sup>

**Airport :** 50 min

**Beach :** 50 min

**City :** 2 min

**Golf :** 50 min

- |   |                                       |                  |
|---|---------------------------------------|------------------|
| ✓ Summer Kitchen                        | ✓ Fast Internet & Phone               | ✓ Mains Electric |
| ✓ Pre-installation for Air Conditioning | ✓ Electric Gates                      | ✓ Solar Power    |
| ✓ Walking Distance To Town              | ✓ Walking Distance - Restaurant / Bar | ✓ Fenced Plot    |
| ✓ Pellet Stove                          | ✓ Alarm System                        | ✓ Barbecue       |
| ✓ Terrace                               |                                       |                  |

This lovely villa has three bedrooms and two bathrooms, it sits on a large plot of 12000m<sup>2</sup>, 4000m<sup>2</sup> being fenced, the rest of the land has olive trees.

As you enter the villa you will see its lovely large terrace the majority of it being glazed, perfect for all year round usage. The lounge, dining room and kitchen are laid out in open plan design making this villa a very sociable area. The lounge has a pellet burner perfect for taking away the chill on the cooler winter months. The kitchen has stylish cream units and incorporates a centre island, the kitchen work services being granite. The villa has installation for aircon just now needing the units.

The three bedrooms are all good sizes the master bedroom having a stylish ensuite, there is also an additional family bathroom. The villa was built in 2013 and has a modern stylish feel.

As you step outside you are met with the large swimming pool measuring 12m x 5m it has a large terrace area so plenty of room for sun loungers, perfect for the long hot days of summer.

There is an outdoor kitchen with cooking facilities using gas. The outdoor area is perfect for entertaining family and friends, alfresco dining is a must.

There is a double car port, the garden area has numerous fruit trees, there are 10 solar panels helping to keep electric cost minimal, there is also the addition of a water softener. This lovely villa is ready to move straight into, are you ready to start your new life in the sun.

The added bonus of this property is you are 2 mins away from the ever popular town of Pinoso where all your every day needs are catered for, there are five supermarkets, numerous bars and restaurants, dentist and doctors.