



**Property type :** Villa

**Location :** Yecla

**Bedrooms :** 5

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Parking :** Driveway

**House area :** 180 m<sup>2</sup>

**Plot area :** 5700 m<sup>2</sup>

✓ Air Conditioning

✓ Terrace

✓ Fireplace - Log Burner

✓ White Goods

✓ Utility Room

✓ Partially Furnished

This beautiful detached villa located in a quiet neighbourhood, close to the centre of Yecla is equipped with all conveniences. ☐☐

You enter the fully fenced plot through a beautiful electrically controlled gate over a paved driveway and park your car under the carport, where there is space for no less than 4 cars.☐☐

In front of you is the beautiful swimming pool with jacuzzi and a terrace to soak up the sun. Next to it is the outdoor kitchen, for making delicious paella or barbecuing. ☐☐

There is a covered terrace with sun/wind screens, so you can sit outside all year round, this terrace can be reached via stairs or a ramp, ideal for when you want to go inside with a pram or wheelchair.☐☐

Inside, on the left you will find the 18.5m<sup>2</sup> dining kitchen with electric hob, oven and dishwasher. There are also 2 large fridge-freezer combinations. Adjacent to the kitchen is a laundry room/utility room with sink, washing machine and storage space. To the right, you will find the spacious cosy living room with fireplace, which can be used to heat the whole house! There is also oil-fired central heating and hot-cold air conditioning. On the ground floor you will also find 4 bedrooms (13.7m<sup>2</sup>, 14.1m<sup>2</sup>, 16.4m<sup>2</sup> and 19.8m<sup>2</sup>) and 2 bathrooms (5.1m<sup>2</sup> and 6.6m<sup>2</sup>). All windows are double-glazed with tilt-and-turn windows, fitted with mosquito nets and shutters, and you can enjoy views of the garden and/or swimming pool from all rooms.☐☐

Via the stairs, with a large built-in cupboard for storage underneath, you reach the insulated attic room (through roof insulation) of no less than 23.7m<sup>2</sup>, here is also room for a toilet. From the attic room, you reach the roof terrace through French doors from where you can see the beautiful green surroundings and even the mountains! Under the house is a semi-basement/crawl space which ensures you don't suffer from rising damp, in addition there is plenty of storage space. Besides the aforementioned roof insulation and double glazing, the house also has cavity walls, this ensures a pleasant temperature all year round. If you are on holiday and therefore not at home, don't worry as there is also an alarm system with sensors, which you can control through an app, so no monthly subscription fee! The house is sold partly furnished (including the wardrobe and beds).