







## 2 soveværelse Villa til salg i Rojales, Alicante

280.000€

We are delighted to bring to the market this incredibly high quality detached country property on a plot of over 11,000 m2. Built to an exceptional design and quality standard in 1998 and lovingly maintained throughout. There is an 80 cm elevation to allow under-floor ventilation. Access to the main house is via the spacious south facing porch area and into the lounge/dining room, with American-style kitchen and downstairs bathroom. To the first floor we enter an enormous second reception room, off which, there are two double bedrooms, bathroom and doors leading out onto an ample south-facing terraced area. It should not be difficult given the m2 to add a third bedroom if required. From the first-floor terrace a spiral staircase leads up onto the solarium from where we can enjoy the most incredible views over the Vega Baja to the mountain range through Crevillente, to the sea at Guardamar del Segura. Most of the plot is given over to orange crop production, for which there is an irrigation balsa with the option of automatic or manual regulation. The remainder has been cleared for recreational purposes enjoying the addition of a covered build in BBQ/summer kitchen area, ample parking and car port. Plenty of room to stage a variety of social events. Rojales is conveniently located just a short drive from several beautiful beaches. The well-known Guardamar del Segura beach, with its fine golden sands and clear waters, is roughly 10 minutes away by car. Other nearby beaches include La Mata and Torrevieja, offering an array of water activities, from swimming and snorkeling to sailing. This easy access makes Rojales an attractive destination for sun-seekers and beach enthusiasts alike. Accessibility is also a significant advantage, with Alicante-Elche Airport approximately 35 minutes away by car. This makes getting to and from Rojales relatively stress-free, whether for a holiday or permanent relocation. In addition to its cultural and natural attractions, Rojales has a variety of landmarks worth visiting. The Cuevas del Rodeo, a series of ancient cave houses turned into artisan workshops, offer unique insights into the area's history and creativity. The village also boasts easy access to the neighbouring water park along with La Marquesa Golf Course, an 18-hole course set amidst scenic landscapes, ideal for golf enthusiasts. Given its combination of cultural richness, natural beauty, and practical accessibility, Rojales is not only a great place to visit but also offers excellent opportunities for property investment.

 2 soveværelser  2 badeværelser  198m<sup>2</sup> Byg størrelse  
 11.257m<sup>2</sup> Grundstørrelse



Ejendom markedsført af Girasol Assen B54983077

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