

## 7 soveværelse Villa til salg i Elx/Elche, Alicante

740.000€



South-facing villa located in the prestigious urbanisation of Partida Llano San José in Elche. The ground floor features a large entrance area leading to the kitchen and formal dining room, both with access to a spacious covered terrace. There is also a lounge and a large kitchen with breakfast area. On the opposite side of the property are three bedrooms and two bathrooms. The first floor is dedicated to the master suite, which includes a large bedroom with access to a private balcony, a very spacious bathroom and a large walk-in wardrobe and dressing room. The basement level of approximately 100 m<sup>2</sup> provides three additional bedrooms, a bathroom, a large games or lounge area and a bodega. Outside, the property offers a separate garage with space for at least three cars, a large 10 x 5 swimming pool with patio area, and mature gardens with a variety of established plants and cacti. The property sits at the end of a small cul-de-sac, offering a very quiet and private setting. The villa stands on a plot of approximately 5,000 m<sup>2</sup>. In this area the minimum plot sizes are around 2,000 m<sup>2</sup>, all classified as urban land rather than rustic, which provides a generous amount of space and separation between neighbouring properties. The urbanisation is mainly made up of full-time Spanish residents, with some Northern European families also living in the area.

The location offers excellent access to amenities and transport links. The AP-7 motorway is approximately 4 minutes away (1.5 km). Carrefour, Media Markt and Decathlon can be reached in around 3 minutes, Centro Comercial Aljub in about 5 minutes, and Elche town centre in approximately 12 minutes.

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|---|--|---|
|  7 soveværelser                     |  4 badeværelser |  400m <sup>2</sup> Byg størrelse |
|  5.000m <sup>2</sup> Grundstørrelse | <input checked="" type="checkbox"/> Svømmepøl  | <input checked="" type="checkbox"/> Garden  |
| <input checked="" type="checkbox"/> Storage room  | <input checked="" type="checkbox"/> Onsite Parking   | <input checked="" type="checkbox"/> Private pool  |
| <input checked="" type="checkbox"/> Terrace   | <input checked="" type="checkbox"/> Air conditioning   | <input checked="" type="checkbox"/> White Goods   |
| <input checked="" type="checkbox"/> Amenities- car  | <input checked="" type="checkbox"/> Built-in Wardrobes   | <input checked="" type="checkbox"/> Ceiling Fans  |
| <input checked="" type="checkbox"/> Central Heating   | <input checked="" type="checkbox"/> Marble floors  | <input checked="" type="checkbox"/> No community fees   |
| <input checked="" type="checkbox"/> Garage  | <input checked="" type="checkbox"/> Sunblinds/Awnings  |   |