

## 3 Schlafzimmer Villa zu verkaufen in Rojales, Alicante

**369.000€**







We are delighted to present this beautiful 3-bedroom detached villa, offering an exceptional blend of space, privacy, and modern amenities in a sought-after location. This south-facing villa sits on a generous 500 sqm plot, featuring a spacious garden with a 5x4m regularly maintained swimming pool complete with steps, a pergola with an eight-seat, purpose-built table that includes a folding cover for seasonal use, and a built-in barbecue area equipped with a fridge, basin, and cupboard. The garden also boasts two large storage cupboards at the side and three more at the back, along with a private driveway with electric gates, all enclosed by a tall 12ft hedge that ensures complete privacy.

Upon entering the property via the staircase from the garden, you are greeted by a bright glazed conservatory, perfect for soaking up the winter sun. The conservatory's glass curtains can be opened to transform it into a covered terrace, creating a versatile space that flows seamlessly into the spacious lounge area. The lounge, equipped with hot and cold air conditioning and a cozy wood burner, provides a warm and inviting atmosphere. The fully fitted American-style kitchen features a granite worktop and an adjoining utility room with shelving, plumbed in washing machine, dryer and American fridge freezer and ample storage space, offering direct access to the driveway and garden.

The villas layout is thoughtfully designed with a small hallway leading from the lounge to the left, where you'll find a large bedroom and a large walk in family shower room with air conditioning. There is also an office that could easily be converted into an additional bedroom with a simple modification, allowing the hallway to be extended. The property includes two further spacious double bedrooms, both with en-suite bathrooms. The master bedroom stands out with its direct access to a large terrace overlooking the garden and pool area, offering a peaceful retreat. Throughout the home, every room is generously sized, with substantial wardrobe space for all your storage needs.

Additional features include an advanced alarm system with sensors and cameras, solar panels for energy efficiency, a

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|  3 Schlafzimmer                     |  3 Badezimmer |  160m <sup>2</sup> Baugröße |
|  550m <sup>2</sup> Grundstücksgröße | <input checked="" type="checkbox"/> Schwimmbad   | <input checked="" type="checkbox"/> Private parking  |
| <input checked="" type="checkbox"/> Local Tax (Annual): 300   | <input checked="" type="checkbox"/> Fully Fitted Kitchen   | <input checked="" type="checkbox"/> Open Plan Kitchen  |
| <input checked="" type="checkbox"/> Underbuild  | <input checked="" type="checkbox"/> Storage : internal and external                              | <input checked="" type="checkbox"/> Pool   |
| <input checked="" type="checkbox"/> Terrace   | <input checked="" type="checkbox"/> Heating  | <input checked="" type="checkbox"/> Furnished  |
| <input checked="" type="checkbox"/> Garden  | <input checked="" type="checkbox"/> Washing machine  | <input checked="" type="checkbox"/> Air conditioning   |
| <input checked="" type="checkbox"/> Pool type: Private  | <input checked="" type="checkbox"/> Fitted wardrobes   | <input checked="" type="checkbox"/> Utility room   |
| <input checked="" type="checkbox"/> Double glazing  | <input checked="" type="checkbox"/> Pool shower  | <input checked="" type="checkbox"/> WIFI available   |