



## 2 Cuarto Casa de Campo en venta en Rojales, Alicante

280.000€

Beautiful 2-Bedroom Villa on Expansive 11,200m<sup>2</sup> Plot with Orange Grove & Panoramic Views  
This charming and meticulously maintained villa offers a rare combination of countryside tranquility, generous outdoor space, and convenient access to the coast – just 10 minutes to the beach and 30 minutes from the airport.

Set on a sprawling 11,200m<sup>2</sup> plot, the property includes a productive orange grove that generates a small annual income, as well as a dedicated water bowser irrigation system that ensures the land remains lush and well-maintained year-round.

The villa features:

2 spacious bedrooms and 2 bathrooms  
198m<sup>2</sup> built area with open and airy living spaces  
Fully furnished, ready to move in  
Open-plan American-style kitchen, fully fitted with white goods  
Cozy wood-burning fireplace and air conditioning  
South-facing orientation with stunning panoramic garden views  
Electric gates, mosquito blinds, and excellent condition throughout  
Upstairs open-plan sitting room that could easily be converted into a third bedroom, offering added flexibility for growing families or guests

Outdoor amenities include:

Ample off-road parking for up to 4 vehicles, plus a covered car port  
Outdoor kitchen and BBQ area, perfect for entertaining  
Solarium for sunbathing and relaxing with uninterrupted views  
Room to install a private pool (subject to licenses)  
Storage room, septic tank, mains water, and electricity all in place

Located just 10 minutes to local amenities and 15 minutes to nearby golf courses, this property is ideal for those seeking a peaceful retreat with income potential, or a stylish countryside home with easy access to the coast.

A unique opportunity to enjoy the best of rural living with modern comforts and practical features.

Contact us today to arrange a viewing and discover everything this exceptional villa has to offer

2 dormitorios	2 baños	198m <sup>2</sup> Tamaño de construcción
11.200m <sup>2</sup> Tamaño de la parcela	Air Conditioning	Storage room
Panoramic views	Solarium	Fireplace
Fully Furnished	White goods	Condition - Excellent
Open kitchen	Off road parking	Mosquito blinds
Car Port	Fully Fitted Kitchen	American Kitchen
Mains Water	Electricity	South Facing
Electric Gates	Garden View	Room for pool