

## Villa Te koop in Biar, Alicante

**495.000€**






Set in an elevated position overlooking the beautiful Biar valley, this peaceful single-storey villa offers exceptional comfort, privacy, and the possibility to extend into its spacious attic. Designed by a local architect and built to an exceptionally high standard in 2007, the home combines contemporary living with thoughtful features that make it both practical and elegant.

You enter through impressive double wooden doors into a grand entrance hall — a perfect transition from outdoors to indoors, complete with a large cloakroom and WC. The open-plan living and dining area is flooded with natural light thanks to its wide windows and glass doors, while the adjacent kitchen includes a generous pantry and flows seamlessly into the main living space.

There are two double bedrooms, one of which boasts a luxurious ensuite with a jacuzzi bath and breathtaking views across the valley. At either end of the property, two bright sunrooms offer versatile spaces ideal for relaxing during the cooler winter months — or for conversion into a third bedroom if desired. The wide hallway leads to a modern family shower room that currently doubles as a utility area.

The villa's thoughtful layout is complemented by high 3-metre ceilings, wide doorways, and 2-metre-high internal doors, ensuring both grandeur and accessibility. Outside, the property features a long driveway with two gated entrances, a double carport, separate wood shed, and a solar equipment room. Sustainability and efficiency are at the heart of the design, with underfloor heating, air conditioning throughout, and a 5.5 kW solar system backed up by a 9 kW petrol generator. Beneath the pool sits an impressive 80,000-litre rainwater deposit, complemented by mains water from Biar.

 0 slaapkamers  
 18,72m<sup>2</sup> Perceelgrootte

 0 badkamers

 263m<sup>2</sup> Bouwgrootte