

## 5 slaapkamer Villa Te koop in Los Perez (Ayuntamiento Almoradi/Torre Vieja), Alicante

325.000€


















Charming country estate with an independent casita Overview Nestled on a generous 3,156 m<sup>2</sup> plot with mature shade trees and productive fruit trees, this distinctive property comprises a spacious main villa (built area 302 m<sup>2</sup>) with three double bedrooms and two bathrooms plus a fully independent 2-bedroom, 1-bath casita. Combining rustic Spanish charisma with modern conveniences and energy-smart systems, the estate offers privacy, flexibility and genuine year-round comfort. Superb mountain views and a private heated 8 x 4 m pool complete the picture — a countryside retreat that's well-connected to local towns and rail links.

The main villa Layout & living spaces: The main house offers bright, generously proportioned living spaces with high ceilings and abundant natural light. A welcoming entrance leads to a large sitting/dining area ideal for both relaxed family life and entertaining. Character features include traditional tiles and exposed beams alongside contemporary finishes. Kitchen & dining: A well-equipped kitchen boasts a gas hob and a professional-style range cooker for serious cooks and Sunday roasts alike. Adjacent summer kitchen and covered outdoor dining area make alfresco meals effortless — imagine paella evenings beneath the trees. Bedrooms & bathrooms: Three true double bedrooms provide comfortable accommodation, served by two thoughtfully appointed bathrooms. Practical built-in storage and flexible room layouts make the space adaptable for families, home offices or hobby rooms. Heating & utilities: Wood-burning stove (log burner) and a pellet burner provide efficient, cosy heating for winter months. The property benefits from mains water plus agricultural water rights, and a pump house and separate boiler casita simplify maintenance and service access.

The casita Independent living: The self-contained 2-bed, 1-bath casita is perfect for guests, long-stay visitors, rental income or extended family. It offers privacy while keeping you close, with its own utilities and direct access to outdoor terraces and the pool.

Outdoor amenities & land use Pool & leisure: A private 8 x 4 m heated pool allows for comfortable swimming outside peak summer months. Surrounding terrace space is ideal for sunbathing, socialising and outdoor dining. Roof terrace & views: A roof terrace provides panoramic mountain views — an excellent spot for morning coffee or sunset aperitifs. Grounds & planting: The estate benefits from established mature trees and various fruit trees, offering

- |   |  |   |
|---|--|---|
|  5 slaapkamers                      |  3 badkamers          |  302m <sup>2</sup> Bouwgrootte |
|  3.156m <sup>2</sup> Perceelgrootte |  Zwembad              |  Garden                        |
|  Mountain view                      |  Country view         |  Barbeque                      |
|  Roof garden                        |  Parking, Garage      |  Pool, Private                 |
|  Outdoor shower                     |  Self contained annex |  Solar photovoltaic panels     |