

## 5 slaapkamer Villa Te koop in Pinoso, Alicante

339.995€



**LA BODEGA ANTIGUA** Stunning Views | Historic Charm | Just 7 km from Pinoso 514 m<sup>2</sup> built · 4-6 Bedrooms · 2 Bathrooms A Rare Slice of Hidden Spain Tucked away in the heart of inland Alicante's wine country, La Bodega Antigua is more than just a home—it's a living piece of Spanish history. Originally built in 1625, this former working winery has been lovingly restored, preserving its authentic stone architecture while offering every modern comfort. Technically located in Yecla (Murcia)—just over the provincial border—this charming estate benefits from Murcia's simpler process for obtaining a tourist license, making it an ideal opportunity for a boutique B&B, retreat, or rural rental business. The closest town is Pinoso, just 7 km away, offering restaurants, shops, and a friendly international community.

**Main Features** 514 m<sup>2</sup> built area 4 to 6 bedrooms (depending on configuration) 2 bathrooms Private heated pool, workshops, and garden with panoramic views Ample parking and large garage/workshop Only 20 minutes from the AVE high-speed rail link

**Ground Floor – Comfort & Character** Spacious Main Living Room with Fireplace A warm, inviting space with a traditional open stone fireplace—perfect for cozy winter nights. Naturally cool in summer thanks to the thick stone walls. Adjacent is a peaceful nook, currently used as a home office.

**Bright Second Living Room / Bedroom** This sunny room opens into a glass-enclosed sunroom with breathtaking views—ideal as a sitting area, art studio, or extra bedroom.

**Charming Double Bedroom** With views over a private, low-maintenance garden and the historic church next door.



**Fully Equipped Country Kitchen** Two fridges (one with freezer) Built-in cooker and dishwasher Walk-in pantry Original bread oven and open fireplace Unique full tree-trunk ceiling beam, rich with rustic charm

**Large Shower Room with Outdoor Access** Convenient for guests and poolside living, with a second door opening directly to the garden and pool area.

**Traditional Courtyard** A spacious, private outdoor area featuring: Working historic water well Log storage Utility/laundry area

**Outbuildings – Endless Possibilities** Two large outbuildings previously used as: An art studio A handyman's workshop The large garage and workshop area could be converted into additional guest accommodation, a self-contained apartment, or expanded B&B space—offering superb potential for income generation or multi-family living.

**Outdoor Living – A Private Paradise** Heated, Private Pool – Enjoy it All Year Round West facing patio with morning

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|  5 slaapkamers |  2 badkamers | <input checked="" type="checkbox"/> Zwembad                |
| <input checked="" type="checkbox"/> Pool: Private                                                | <input checked="" type="checkbox"/> Well                                                        | <input checked="" type="checkbox"/> Pellet Stove           |
| <input checked="" type="checkbox"/> Fast Internet & Phone                                        | <input checked="" type="checkbox"/> Mains Electric                                              | <input checked="" type="checkbox"/> Cess Pit / Septic Tank |
| <input checked="" type="checkbox"/> Water Deposit                                                | <input checked="" type="checkbox"/> Double glazing                                              | <input checked="" type="checkbox"/> fenced plot            |
| <input checked="" type="checkbox"/> Annexe / Guest House                                         | <input checked="" type="checkbox"/> Fireplace - log burner                                      | <input checked="" type="checkbox"/> Garage                 |
| <input checked="" type="checkbox"/> Utility Room                                                 | <input checked="" type="checkbox"/> Terrace                                                     | <input checked="" type="checkbox"/> White Goods            |
| <input checked="" type="checkbox"/> Dressing room                                                | <input checked="" type="checkbox"/> Not Furnished - By Negotiation                              | <input checked="" type="checkbox"/> Air conditioning       |
| <input checked="" type="checkbox"/> Barbecue                                                     |                                                                                                 |                                                            |



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