





## 6 soverom Villa til salgs i Petrer, Alicante

495.000€



We are pleased to present this rare opportunity to acquire a truly special villa in the exclusive Llama Bada community, set against a backdrop of mountains and natural forest. This exceptional residence offers a unique sense of peace and privacy, while remaining just minutes from the vibrant towns of Petrer and Elda, and only 30 minutes from Alicante Airport. Designed for those who appreciate both beauty and practicality, the home blends refined modern living with the warmth and character of traditional Spanish design. Set within an expansive plot of approximately 2,000 square metres, the villa unfolds through a series of beautifully landscaped terraces and garden spaces, each thoughtfully designed to create moments of relaxation and connection. The elevated pool terrace, complete with a saltwater swimming pool, outdoor shower, and shaded pergola, provides a perfect setting for long summer days and evening entertaining. A charming wooden gazebo, secluded seating areas, and a fully equipped summer kitchen further enhance the outdoor lifestyle, while additional garden levels offer the potential for an orchard or further personalisation. Inside, the property offers approximately 339 square metres of versatile living space. The main lounge is both elegant and inviting, centred around a wood-burning fireplace and opening seamlessly onto a sunlit terrace. The home features five spacious double bedrooms with fitted wardrobes, alongside four modern bathrooms finished to a high standard. An additional room currently used as a gym provides flexibility as a sixth bedroom, with further potential to create a seventh if desired. The villa is perfectly suited for entertaining, with a fully equipped main kitchen complemented by a second kitchen featuring a premium SMEG 90cm oven. A large summer lounge on the lower level offers a comfortable retreat throughout the year, remaining cool in the summer and warm in the winter, while a walk-in pantry and traditional Spanish bar area add both charm and practicality. The lower level of the home presents an excellent opportunity for a self-contained apartment, ideal for hosting guests, accommodating extended family, or generating rental income, all while maintaining privacy from the main residence. Every detail of the property reflects careful investment and thoughtful upgrades, including new windows, updated plumbing and electrics, modernised kitchens and bathrooms, and improvements to the swimming pool and garden irrigation system. Comfort is ensured

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|---|---|--|
|  6 soverom                          |  4 bad |  339m <sup>2</sup> Bygg størrelse |
|  2.000m <sup>2</sup> Tomtestørrelse | <input checked="" type="checkbox"/> Summer Kitchen  | <input checked="" type="checkbox"/> walking distance to town   |
| <input checked="" type="checkbox"/> Fast Internet & Phone   | <input checked="" type="checkbox"/> Mains Electric  | <input checked="" type="checkbox"/> Mains Water  |
| <input checked="" type="checkbox"/> Cess Pit / Septic Tank  | <input checked="" type="checkbox"/> Central Heating                                       | <input checked="" type="checkbox"/> Solar Power  |
| <input checked="" type="checkbox"/> Electric gates  | <input checked="" type="checkbox"/> Pool: No Pool   | <input checked="" type="checkbox"/> Walking Distance - Restaurant / Bar  |
| <input checked="" type="checkbox"/> Garage  | <input checked="" type="checkbox"/> Fireplace - log burner                                | <input checked="" type="checkbox"/> fenced plot  |
| <input checked="" type="checkbox"/> Utility Room  | <input checked="" type="checkbox"/> Air conditioning                                      | <input checked="" type="checkbox"/> Terrace  |



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