









## 4 bedroom Villa for sale in Sax, Alicante

**339,995€**



This traditional finca has been renovated to very high standards. The property sits on a plot just over 1 hectare, a large portion of which is farmed as productive grape vines, and the rest used as useable outside space such as terraces, courtyard pool area and parking. The wine production is very much a personal hobby, something that new owners could continue with, or leave to local farmers to do. The pool and surrounding terrace is immense, 14 x 7.5 meters of pool ! Large enough for many families or for keeping fit. Roman style steps make it easy for anyone to get in or out, and south facing also double as a place to sit whilst cooling down, maybe with a glass of your own wine whilst taking in the amazing views and tranquillity. Mature palm trees around the garden and varieties of indigenous shrubs and plants give the property a feel of a resort, or oasis. Somewhere that you will never get tired being at, and sharing with friends and family. The main house has a huge porch area. Once you have lived in Spain you will realise how important this is. This area becomes your real living space. Even the die hard sun worshippers need some shade to relax and this is where it happens. Eating outside, parties, reading, watching tv, this is the place to do it. 45m<sup>2</sup> is the size of the porch, and even better still is that half of it has been glazed like a conservatory ! Glazing allows it to be used in the colder months whilst still enjoying the outside views, but having the comfort of central heating and the lower winter sun entering through the glass. From the glazed porch area the lounge is accessed, this is lovely room, the focal point being an open fireplace and fitted cupboards. There are three bedrooms in all, two ample doubles, and a smaller bedroom which is used as an office. There is a stylish fully fitted kitchen with all appliance that you would expect from a quality home. Then there is a separate utility room, and a large bathroom with attractive units, and spacious wet room. The casita is a fabulous area for guests still with more unused potential. Currently it consist of a large room used as both a lounge, and bedroom. There is a spacious modern bathroom, again with wet room, and then an independent kitchen. Wooden stairs go up to a mezzanine. Here a large storage room can be accessed, and the mezzanine is currently also used for storage. Here there is potential for more bedrooms if required by making some small changes. The storage room upstairs also has the electric hot water boiler, and the central heating boiler which is

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|  4 bedrooms                     |  2 bathrooms      |  191m <sup>2</sup> Build size |
|  10,409m <sup>2</sup> Plot size |  air conditioning |  terrace                      |
|  garage                         |  store room       |  |