

## 4 bedroom Villa for sale in Ayora, Valencia

169,950€

Embrace the peace and privacy of off-grid living with this beautifully positioned rural home, offering breathtaking views across your own expansive 20,000m<sup>2</sup> of land. Nestled in nature yet only a 20-minute walk from town, this is the perfect blend of seclusion and accessibility.

The property is fully self-sufficient with a modern solar system (just 3 years old) that reliably powers the home throughout the year. Two additional solar panels are available for extra energy needs or future expansion. Water sustainability is also a priority here, with two large tanks holding up to 30,000 litres, efficiently filled by rainwater collected from the house's roof.

A gated drive provides parking for up to three vehicles and leads into a tranquil olive grove with around 130 mature olive trees – ideal for anyone interested in small-scale farming or simply enjoying the land.

The house itself spans two floors and offers 167m<sup>2</sup> of thoughtfully laid-out living space:

Enjoy comfort year-round with a recently installed water heater (just 1 year old), ensuring a steady supply of hot water. The home also features individual heating, a fireplace, and ample storage throughout.

As a bonus, the property comes with a brand-new boxed 24ft above-ground Bestway swimming pool (valued at €1,200), perfect for cooling off during the warm summer months.

This is a rare opportunity to own a truly off-grid retreat with all the comforts of modern living, set in a magnificent natural setting just a short walk from town.

 4 bedrooms

 1 bathroom

☒ Chain Free