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1,095,000€



This impressive "finca style" villa is located in the beautiful surroundings of the Olta area of Benissa, just a short drive to the town, restaurants and sandy beaches of Calpe. From here you can enjoy trees and nature, mountains and a large sea view including the famous Penon de Ifach. The villa itself is situated on a flat fenced plot of about 1300m<sup>2</sup>, with a lower area offering extra parking and access to the basement level of the property. The rest of the plot is left natural apart from a large fenced area for animals. The villa was built to a high standard using ecological materials to achieve a bioclimatic property providing optimum temperatures inside the villa in summer and winter which minimises the use of both the air conditioning and heating. Examples are the thick external walls which include natural cork insulation and the double glazed windows which prevent excessive heat entering during the summer. The villa in general is bathed in light from the many windows. You enter the villa through a spacious naya with glass curtains providing views over the pool and garden and all the way to the sea, from here you enter a lovely large open plan living area. Here you will find a modern oak kitchen with Silestone worktops which is fully equipped with appliances, a dining area and a lounging area. Behind the kitchen is a spacious separate utility and pantry. In the middle of the back wall is the staircase to the first floor, the principal front door with easy access from the parking and then to the left a hallway containing two double bedrooms and a modern bathroom with vanity unit and shower. The first floor includes a double bedroom with en-suite bathroom including a vanity unit and a bath with shower attachment, and the master bedroom which has a very large dressing room that could be used as an extra bedroom and a spacious en-suite bathroom including a vanity unit and a walk-in shower. Externally the property has pressed concrete driveway from the electric entrance gate to the back of the villa, a pool surrounded by artificial grass with plenty of space and a pool shower, easy maintenance garden area including plants, bushes and a variety of fruit trees including pomegranate [granada], avocado, orange, nispero, mandarine and lemon. The spacious basement is accessed by a lower level area where you will find olive trees, a beautiful natural stone wall, the solar panels that provide hot water and a large parking area for any size vehicles and/or a boat. Key points: Built 2010 and reform works done in 2022. A

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|  4 bedrooms                     |  3 bathrooms                |  310m <sup>2</sup> Build size |
|  10,030m <sup>2</sup> Plot size |  Swimming Pool              |  Central Air Conditioning     |
|  Central Heating                |  countryside views          |  double glazed                |
|  easily maintained gardens      |  Energy Rating: In progress |  Equipped kitchen             |
|  Good Road Access               |  Off Road Parking           |  Panoramic views              |
|  Parking                        |  Pool: Private 8 x 4        |  Sea view                     |
|  south                          |  Traditional                |  |



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