





















## 4 bedroom Villa for sale in Villena, Alicante

299,995€

We are proud to offer this 4 bedroom villa on the outskirts of Villena, fully fenced in with an outdoor BBQ, party room (needing work), and boasting an 8x4 pool, 4 bedrooms, 2 bathrooms, games or TV room, plus large living room and dining area. There are large fenced in grounds, as well as a walled courtyard area to the back for complete privacy. The good: The house is light, airy and spacious, with electric shutters, double glazing and a huge main window to the living area, giving amazing views across the valley. The land is fully fenced, and the property is only a couple of kms from the town of Villena, with easy access to the motorway system. The house is fully rendered in white, and will make a lovely home, with the potential of using the TV room as a 5th bedroom if you so wished. All the bedrooms are also spacious and light, and with two looking into the courtyard and the other two looking across the gardens. This home is ideal if you have dogs as well, as there are two separate areas, and although you have neighbours across the road, you are not overlooked (you actually sit higher than them, and are set back quite a good distance), and you have no neighbours on your side of the road. The not so good: The house does need some modernisation in places, and the price is open to offers to allow for this. Work needed: Bathroom by the bedrooms needs a new shower enclosure, and the flooring on this corridor ideally needs lifting and replacing. Outside, there is some tidying to do, and the summer house needs roof work and render work to make it water tight again. Please note, the house needs its boundaries corrected, and the sellers lawyer is working on this, and this will be done as part of the sale - this is already being done.

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|  4 bedrooms                     |  2 bathrooms           |  216m <sup>2</sup> Build size |
|  13,034m <sup>2</sup> Plot size |  Pool: Private         |  Storage room                 |
|  Electric gates                 |  garden                |  Cess Pit / Septic Tank       |
|  Summer Kitchen                 |  Mains Water           |  Mains Electric               |
|  fenced plot                    |  Fast Internet & Phone |  Double glazing               |
|  Fireplace                      |  Utility Room          |  White Goods                  |
|  Barbecue                       |  Not furnished         |  |



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