



## 3 bedroom Villa for sale in Pinoso, Alicante

349,995€



Located just 5 kilometres from the vibrant town of Pinoso, this modern villa offers the perfect balance of tranquillity, comfort, and convenient access to local amenities. Set on an expansive 8,283 m<sup>2</sup> plot planted with almond and fruit trees, the property enjoys breathtaking views over the surrounding countryside and the hills of the Sierra del Carche.

The villa has a total living area of 129 m<sup>2</sup> and features a bright, open layout. It comprises three bedrooms and two bathrooms, including a master bedroom with an en-suite bathroom. The spacious living room is filled with natural light and features a cosy wood-burning stove. The fully equipped kitchen includes an oven, refrigerator, freezer, and ample cabinetry and worktops on both sides. An outdoor utility room is located behind the kitchen and provides connections for a washing machine. A staircase leads to two roof terraces with a combined area of 30 m<sup>2</sup>, offering panoramic views of the surrounding landscape.

The outdoor area is designed for relaxation and entertaining, with a 5 x 12-metre heated saltwater swimming pool completed in 2024 and a generous sun terrace. The pool has been prepared for future expansion. Additionally, an approved permit is in place for the construction of a spacious outdoor kitchen with a lounge area (see drawings in the downloads).

The property is exceptionally well equipped for modern, energy-efficient living. It is connected to the Pinoso water network and features 16 solar panels with a 5 kW inverter and a 20 kWh battery system. Both an electric boiler and a gas boiler were newly installed in 2024. Further features include an electric entrance gate with a possible water connection, a carport for two vehicles, a tool shed, a brick storage building, and additional storage space for firewood. Four air-conditioning units provide comfort throughout the year. The villa is offered unfurnished, with furnishings negotiable.

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|-------------------------------|----------------|------------------------------|
| 3 bedrooms                    | 2 bathrooms    | 129m <sup>2</sup> Build size |
| 8,283m <sup>2</sup> Plot size | Solarium       | Terrace                      |
| Utility room                  | Solar energy   | Fireplace                    |
| Double glazing                | Electric gates | Electric gates               |
| Fast internet & phone         | Mains water    | Cess Pit / Septic Tank       |
| Pool: Private                 |                |                              |