

## 4 bedroom Villa for sale in Benitachell, Alicante

1,240,000€

This beautiful country house is located on a plot of over 10,000 m<sup>2</sup>, centrally situated in the valley between Benitachell and the bay of Jávea. The property enjoys panoramic views over the rolling landscape all the way to the Montgó mountain in Jávea.

On the south side of the villa there is a large naya with a fireplace. From here, a long hallway provides access to the kitchen, dining room, living room with fireplace, guest toilet and a double bedroom. The hallway ends in a spacious double bedroom with en-suite bathroom and a balcony. The kitchen also provides access to a large balcony and is complemented by a practical utility room.

The lower floor consists of two spacious rooms, a bathroom and a private terrace. This level also includes three garages with direct access to the house, a wine cellar, a large storage room and a technical room.

In addition, the property features an attic that extends over the entire surface of the house, offering exceptional additional storage space.

Adjacent to the house is a sun terrace with swimming pool and a charming wooden pergola. A large part of the plot is currently planted as a vineyard with three different grape varieties: Chardonnay, Merlot and Tempranillo. There is also a large, flat area with a variety of fruit trees, as well as a spacious greenhouse currently used for garden storage.

The property has its own water well and is equipped with both thermal and photovoltaic solar panels, making it particularly energy efficient. In addition, the house is connected to the mains water and electricity networks.

Thanks to its central location, the village centre of Benitachell can be reached within just 3 minutes, offering all amenities such as supermarkets, schools and pharmacies. The sandy beach of Jávea is approximately 12 minutes away by car, while Moraira can be reached in around 15 minutes. Jávea Golf Club is located less than one kilometre away.

An exceptional property in an idyllic setting, ideal for those seeking peace, space and nature.

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|---|---|--|
|  4 bedrooms                     |  3 bathrooms |  540m <sup>2</sup> Build size |
|  10,300m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> Balcony  |
| <input checked="" type="checkbox"/> Built-in cabinets   | <input checked="" type="checkbox"/> Garage  | <input checked="" type="checkbox"/> Garden   |
| <input checked="" type="checkbox"/> Paneles fotovoltaicos   | <input checked="" type="checkbox"/> Parking space   | <input checked="" type="checkbox"/> Pergola  |
| <input checked="" type="checkbox"/> Pool  | <input checked="" type="checkbox"/> Roller Shutters   | <input checked="" type="checkbox"/> Storage  |
| <input checked="" type="checkbox"/> Stove   | <input checked="" type="checkbox"/> Terrace   |  |

