

## 6 bedroom Villa for sale in Elda, Alicante

190,000€



Unlock the massive potential of this expansive countryside estate in the heart of Alicante's wine region. Located just 30 minutes from the coast, this unique property offers not one, but two independent houses set on a generous 7,624 m<sup>2</sup> plot. While the estate currently requires a deep cleaning and modernization ("a diamond in the rough"), its structural layout and panoramic views make it a high-yield project for developers or families seeking a multi-generational Mediterranean retreat.

**The Property Layout:**

- Main Residence (House 1):** Features 3.5 spacious bedrooms, a living room, a family bathroom, and a kitchen with a traditional despensa (pantry). A highlight is the large covered terrace, perfect for enjoying the serene Spanish evenings.
- Guest House (House 2):** Currently inhabited and functional, offering 2 bedrooms, a kitchen, a bathroom, and a living area.
- Studio Apartment:** Attached to House 2, this studio features a rustic fireplace and a guest toilet.

**Architectural Bonus:** By knocking through a non-structural wall, this space can be integrated to create a massive, open-plan living hall for House 2.

**The Grounds:** 200 productive olive trees and a low-maintenance garden surround a large private swimming pool that awaits restoration to become the centrepiece of the estate.

**Technical Specifications & Potential:**

- Utilities:** Agricultural water (agua riego) is connected. Mains electricity and drinking water were previously active and can be re-applied for by the new owner.
- Project Value:** Offered at an attractive entry price of €195,000 in its current state. Once renovated and cleared, comparable properties in this sought-after area of Elda command a market value of €250,000+.
- Views:** Truly breath-taking, unobstructed vistas of the Alicante countryside.

Are you looking for a project with a guaranteed "before and after" wow-factor? This Finca offers the space, the trees, and the structural bones to create a high-end rural sanctuary or a profitable B&B business.

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|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  6 bedrooms                    |  3 bathrooms |  397m <sup>2</sup> Build size |
|  7,624m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool                                               | <input checked="" type="checkbox"/> Pool: Private                                                                  |
| <input checked="" type="checkbox"/> Fast Internet & Phone                                                        | <input checked="" type="checkbox"/> Cess Pit / Septic Tank                                      | <input checked="" type="checkbox"/> Mains Water                                                                    |
| <input checked="" type="checkbox"/> Annexe / Guest House                                                         | <input checked="" type="checkbox"/> Fireplace - log burner                                      | <input checked="" type="checkbox"/> Garage                                                                         |
| <input checked="" type="checkbox"/> Utility Room                                                                 | <input checked="" type="checkbox"/> Terrace                                                     | <input checked="" type="checkbox"/> Air conditioning                                                               |
| <input checked="" type="checkbox"/> Barbecue                                                                     |                                                                                                 |                                                                                                                    |



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