














**3 bedroom Country House for sale in Los Perez (Ayuntamiento Almoradi/Torre Vieja),
Alicante**
285,000€



Country Chalet (280m²) with an adjacent Commercial Warehouse (160m²) built on a 12,957m² (15,54 fanegadas) of land in the municipality of Benigánim! This Chalet build has been approved and registered by the local town planning authority. It is situated in a quiet area of natural beauty on the outskirts of Benigánim. Centrally located in a grassy fenced off plot of 6,765m² planted with centenary Olive trees and served by paved roads to a rolling steel gate. Just a 5-minute convenient drive to reach town centre and a just short 35-minute car journey to enjoy the beautiful sandy beaches of the popular nearby holiday resorts of either Oliva and Gandia. This property is surrounded by open unspoilt countryside yet just 20 minutes' walk takes you to the local railway station which is connected to the whole of Spain. The Bellús lake is nearby making it an ideal trail for horse riding or just walking the dog, accessed directly from the front gate without busy roads to cross. Fully legalized and documented, the Chalet was built in 2007 using top quality thermal materials, combining a Mallorca influence with rustic elements. Ideally located, Benigánim is a municipality in the comarca of Vall d'Albaida in the Valencian Community, situated between the villages of Quatretonda and La Pobla del Duc. It consists of approximately 6,000 inhabitants, it has a medical center and good shopping facilities, including 3 major name supermarkets and a once-a-week eco fruit and vegetable market held on the town square. Benigánim was a historic Medieval town of worship in the Borgia dynasty and is located to the south of the province, 80 kms. from Valencia. It is well placed, just 45 minutes from Valencia Airport and just over an hour from Alicante Airport linked by easy nearby motorway access. The town has a railway station and is a short commute to the main railway hub in the nearby City of Xátiva which in turn, is joined to the main-line network serving both Valencia to Madrid. The valley plot has a climate with mild temperatures throughout the year, the valley is internationally renowned for growing soft fruits, perfect to enjoy its many cultural activities, its acclaimed festivals, its beautiful historic town center and its warm people. This very spacious family home is distributed on one floor, its 200m² floor space is divided into well-proportioned rooms and is warm in Winter and naturally cool in Summer due to its large volume and layout. An outstanding feature is the large living room with its high vaulted Mallorca beamed

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|  3 bedrooms |  2 bathrooms |  282m ² Build size |
|  13,000m ² Plot size |  Swimming Pool |  Utility room |
|  Veranda |  Indoor fireplace |  Kitchen appliances |
|  Parking, Garage |  Pool, Private |  Solar photovoltaic panels |
|  Partially furnished | | |