





## 6 bedroom Villa for sale in Heredades, Alicante

595,000€

We are pleased to present this east and west facing detached country villa with private pool, stables and paddock is set on a generous 2286m<sup>2</sup> plot in the charming hamlet of Las Heredades, between Formentera del Segura and Almoradí. The property is only a short 6-7 minute walk into the village centre and just 5 minutes by car to Formentera del Segura, Rojales, and Benijofar. With the golden beaches of Guardamar del Segura only 15 minutes away, and Alicante Airport reachable in just 35 minutes, this home enjoys an ideal balance of peace and convenience. Elegant Living and Guest Accommodation The main villa offers four bedrooms and three bathrooms plus a cloakroom. The master suite includes a walk-in wardrobe and a luxurious en suite bathroom with both bath and shower. Two further bedrooms also benefit from private en suites, while another room is currently fitted as a golf simulator but could easily serve as a fifth bedroom. A country-style modern kitchen opens to the dining area with direct access to the terrace, providing wonderful views across the pool and gardens. There is also a dedicated office within the main living room, as well as a utility room, fitted wardrobes, air conditioning, and heating panels throughout. Separate guest accommodation extends the property further with two bedrooms, a wetroom bathroom, kitchen, and living space, perfect for visiting family or rental opportunities. Outdoor Lifestyle and Equestrian Facilities The outdoor areas are designed for both relaxation and entertainment. A private pool surrounded by tiled terraces is complemented by a summer kitchen, BBQ, and covered seating areas. The gardens include a decorative fountain and ample parking under the carport. For equestrian lovers, the three stables, tack room and paddock make this villa truly unique, offering a rare lifestyle opportunity in this part of the Costa Blanca South. The Surrounding Area Heredades itself is a traditional Spanish village with a warm and welcoming feel, while nearby Formentera del Segura is just five minutes away with shops, local restaurants, and annual fiestas. Rojales is well known for its weekly markets and cultural attractions, while Ciudad Quesada offers international restaurants, golf at La Marquesa, and family activities including a water park. The bustling town of Almoradí adds further amenities, with a famous Saturday market and authentic Spanish lifestyle. Beaches, Golf and Accessibility In just 15 minutes you can reach the blue flag

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|--|---|--|
|  6 bedrooms                    |  3 bathrooms |  299m <sup>2</sup> Build size |
|  2,286m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> Mains Water  |
| <input checked="" type="checkbox"/> Mains Electric   | <input checked="" type="checkbox"/> Fast Internet & Phone                                       | <input checked="" type="checkbox"/> walking distance to town   |
| <input checked="" type="checkbox"/> Summer Kitchen   | <input checked="" type="checkbox"/> Electric gates  | <input checked="" type="checkbox"/> Mains Sewerage   |
| <input checked="" type="checkbox"/> Utility Room   | <input checked="" type="checkbox"/> fenced plot   | <input checked="" type="checkbox"/> Equestrian   |
| <input checked="" type="checkbox"/> Walking Distance - Restaurant / Bar  | <input checked="" type="checkbox"/> Double glazing  | <input checked="" type="checkbox"/> Air conditioning   |
| <input checked="" type="checkbox"/> Terrace  | <input checked="" type="checkbox"/> Barbecue  | <input checked="" type="checkbox"/> Pool: Private  |



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