

























## 3 sovrum Villa till salu i Caudete de las Fuentes, Valencia

209.000€

Set in the highly sought-after area of Vereda Santa Ana, this beautifully remodelled villa enjoys an elevated position with breathtaking views over the charming town of Caudete and the surrounding mountains. Just a 4-minute drive from all essential amenities, the property offers the perfect balance of privacy, convenience, and luxury country living. Recently renovated to a high standard, the home blends modern design with practical comfort. As you approach, you're welcomed by a low-maintenance Mediterranean-style front garden and a spacious carport that accommodates up to three vehicles. An electric gate adds privacy and ease of access to this exceptional home. Entering through elegant glass double sliding doors, you're greeted by a stunning Neija (enclosed conservatory), a bright and inviting space ideal for entertaining. This multifunctional area includes a lounge and dining zone, perfect for enjoying the outdoors in comfort year-round. From here, step into the main living area—generously proportioned and featuring a cosy log burner for winter warmth. To the right, a charming archway opens into a bright office nook and a beautifully appointed semi open-plan kitchen, complete with all modern conveniences, stylish cabinetry, and a striking feature sink that adds personality to the space. Air conditioning is installed in every room, ensuring year-round comfort throughout the home. A central hallway connects the living space to the rest of the house, where you'll find three excellent double bedrooms. The master suite stands out with its spacious walk-in wardrobe area and direct access to the serene, landscaped back garden through a recently installed glass security door. The second and third bedrooms are equally well-sized, with the final bedroom featuring extensive built-in wardrobes, including a unique U-shaped section that functions almost like a dressing room. There are two bathrooms: the main bathroom includes a bespoke, handcrafted sink unit and a large double walk-in shower, while the second bathroom currently includes a toilet and basin, with a shower easily reinstated if desired. Outside, the rear garden has been thoughtfully designed for both beauty and function. Winding pathways lead through lawn areas to a recently refurbished 8x4 m swimming pool and a stylish, fully equipped barbecue area—complete with power and plumbing. There is space outside for a large pergola where one currently sits on professionally finished coloured concrete.

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|  3 sovrum                         |  2 badrum               |  131m <sup>2</sup> Bygg storlek |
|  1.601m <sup>2</sup> Tomtstorlek  |  Simbassäng             |  Close to medical centre        |
|  Close to sports facilities       |  Close to schools       |  Close To Town And Amenities    |
|  Close to shops, restaurants, ... |  Close to train station |  Tarmac road                    |
|  Covered BBQ Area                 |  Electric Gates         |  Fenced Plot                    |
|  Patio                            |  Carport For 2 Cars     |  Private Terrace                |
|  Pump House                       |  Mains Electricity      |  Mains Water                    |
|  Septic Tank                      |  Mountain Views         |  Valley Views                   |



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