

## 2 sovrum Villa till salu i Elx/Elche, Alicante

199.500€



Detached house or chalet, single-family home, 58 m2, with two additional outdoor areas. One of these is used as a second bedroom with a double bed, and the other area houses a second fully equipped kitchen with a barbecue.

The main house has a living-dining room with large windows that let in light all day long. A new wood-burning stove (purchased in October 2024) heats the entire main house, as well as hot and cold air conditioning. The kitchen is fully equipped and well-sized, with a window that opens onto the living room. There is a dining table for four in the kitchen. Moving on to the bedroom, which has a double bed, a wardrobe, and access to the bathroom. The bathroom has a shower/bathtub and a second access door that leads to the garden, allowing guests to access the bathroom without having to go through the main room.

The 2,000 m2 plot is fully fenced and hedged, providing a sense of privacy. It features a fenced, above-ground pool measuring 6 m in diameter x 1.20 cm high, with a built-in shed containing the easy-to-maintain, scheduled water treatment system, which runs three times a day, and an outdoor shower. The plot is home to many shade trees and various areas where a variety of fruit trees can be grown, including date palms, medlars, lemon trees, orange trees, quince trees, pomegranates, plum trees, and pear trees. There are also ornamental trees and Mediterranean plants such as pines, acacias, japonicas, Parkinsonias, eucalyptus, Brazilian pepper trees, black pepper trees, Washingtonias, jade trees, cacti, and succulents, all of which do not require much water. The plot has a drip irrigation system.

Very importantly, the house has a certificate of no urban planning violations issued by Elche City Council technicians in autumn 2023. It also has an energy certification (2023), Iberdrola electricity, drinking water from Aigües de Elche, and irrigation water: a drip irrigation system for fruit trees and hose irrigation in other areas with water from the Segura Canal (separate meter). It has 1 cistern and 4 tanks to collect rainwater. There is also an area where sun loungers can

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|  2 sovrum                 |  1 badrum           |  Simbassäng     |
|  Air conditioning partial |  Bbq                |  Fridge/freezer |
|  Garden                   |  Heating            |  Hob            |
|  Lounge/Dining            |  Off street parking |  Oven           |
|  Private pool             |  Separate Kitchen   |  TV             |
|  Utility Room             |  Washing machine    |                                                                                                      |