

## 4 sovrum Villa till salu i La Romana, Alicante

349.000€



We are delighted to present this impressive country estate offering 194 m<sup>2</sup> of living space on a generous plot of approx. 15,000 m<sup>2</sup>, perfectly suited for those seeking space, tranquillity, and development potential.

**Main Residence** The principal property comprises a bright and spacious living room, a well-appointed kitchen with scope for extension (plans available), three comfortable bedrooms, and two bathrooms. A large enclosed terrace provides an ideal area for year-round enjoyment and relaxation.





**Independent Apartment** The estate also includes a fully self-contained apartment featuring a living room with open kitchen, one bedroom, one bathroom, and a private patio — ideal for guests and family.

**Outdoor Features** The exterior of the property offers a wealth of leisure and lifestyle amenities, including a 10x5 swimming pool, summer kitchen, bar area, and several terraces perfect for entertaining or family gatherings. Beyond the pool lies a large, fenced area suitable for the creation of a tennis court, sports facility, or additional leisure space.

**Equestrian Facilities** For equestrian enthusiasts, the property provides stables, paddocks, and independent access, ensuring both functionality and privacy from the main residence.

While the property would benefit from some updating, it presents an outstanding opportunity to create a luxurious family home, or a versatile estate with exceptional potential.

**Location** Nestled in the picturesque Valley this estate enjoys proximity to the charming towns of Aspe, Novelda, Monforte del Cid, and Hondón de las Nieves, all within 15 km. The village of La Romana is only a 10 minute drive and 35 minutes from Alicante Airport and the beaches of the Costa Blanca. This remarkable property combines space, privacy, and natural beauty in a privileged setting — perfect for permanent residence and investment.

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|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|  4 sovrum                         |  3 badrum |  194m <sup>2</sup> Bygg storlek |
|  15.000m <sup>2</sup> Tomtstorlek | <input checked="" type="checkbox"/> internet                                                 | <input checked="" type="checkbox"/> Barbecue                                                                         |
| <input checked="" type="checkbox"/> Mains Water                                                                     | <input checked="" type="checkbox"/> Mains Electric                                           | <input checked="" type="checkbox"/> Utility Room                                                                     |
| <input checked="" type="checkbox"/> Pergola                                                                         | <input checked="" type="checkbox"/> Pool: Private                                            | <input checked="" type="checkbox"/> Tennis Court                                                                     |
| <input checked="" type="checkbox"/> Terrace                                                                         | <input checked="" type="checkbox"/> Guest Apartment                                          | <input checked="" type="checkbox"/> Investment                                                                       |
| <input checked="" type="checkbox"/> Quiet Location                                                                  | <input checked="" type="checkbox"/> excellent potential                                      | <input checked="" type="checkbox"/> Outside Kitchen                                                                  |
| <input checked="" type="checkbox"/> Courtyard                                                                       | <input checked="" type="checkbox"/> 4 bedrooms                                               | <input checked="" type="checkbox"/> 2 lounges                                                                        |
| <input checked="" type="checkbox"/> Equestrian                                                                      |                                                                                              |                                                                                                                      |



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