



## 5 sovrum Villa till salu i Salinas, Alicante

325.000€



Charming country estate with an independent casita Overview Nestled on a generous 3,156 m<sup>2</sup> plot with mature shade trees and productive fruit trees, this distinctive property comprises a spacious main villa (built area 302 m<sup>2</sup>) with three double bedrooms and two bathrooms plus a fully independent 2-bedroom, 1-bath casita. Combining rustic Spanish charisma with modern conveniences and energy-smart systems, the estate offers privacy, flexibility and genuine year-round comfort. Superb mountain views and a private heated 8 x 4 m pool complete the picture — a countryside retreat that's well-connected to local towns and rail links. The main villa Layout & living spaces: The main house offers bright, generously proportioned living spaces with high ceilings and abundant natural light. A welcoming entrance leads to a large sitting/dining area ideal for both relaxed family life and entertaining. Character features include traditional tiles and exposed beams alongside contemporary finishes. Kitchen & dining: A well-equipped kitchen boasts a gas hob and a professional-style range cooker for serious cooks and Sunday roasts alike. Adjacent summer kitchen and covered outdoor dining area make alfresco meals effortless — imagine paella evenings beneath the trees. Bedrooms & bathrooms: Three true double bedrooms provide comfortable accommodation, served by two thoughtfully appointed bathrooms. Practical built-in storage and flexible room layouts make the space adaptable for families, home offices or hobby rooms. Heating & utilities: Wood-burning stove (log burner) and a pellet burner provide efficient, cosy heating for winter months. The property benefits from mains water plus agricultural water rights, and a pump house and separate boiler casita simplify maintenance and service access. The casita Independent living: The self-contained 2-bed, 1-bath casita is perfect for guests, long-stay visitors, rental income or extended family. It offers privacy while keeping you close, with its own utilities and direct access to outdoor terraces and the pool. Outdoor amenities & land use Pool & leisure: A private 8 x 4 m heated pool allows for comfortable swimming outside peak summer months. Surrounding terrace space is ideal for sunbathing, socialising and outdoor dining. Roof terrace & views: A roof terrace provides panoramic mountain views — an excellent spot for morning coffee or sunset

- 5 sovrum
- 3.156m<sup>2</sup> Tomtstorlek
- Solar energy
- Mains electric
- Walking Distance To Town

- 3 badrum
- Simbassäng
- Fireplace
- Mains water
- Cess Pit / Septic Tank

- 302m<sup>2</sup> Bygg storlek
- Terrace
- Guest house
- Walking Distance - Restaurant / Bar
- Pool: Private