



**Property type :** Villa

**Location :** Petrer

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Garage

**House area :** 141 m<sup>2</sup>

**Plot area :** 10700 m<sup>2</sup>

**Terraces area :** 32 m<sup>2</sup>

**Airport :** 30 mins

**Beach :** 35 mins

**City :** 7 mins

**Golf :** 20 mins

- ✓ Fast Internet & Phone
- ✓ Water Deposit
- ✓ Solar Power
- ✓ Pellet Stove
- ✓ Garage
- ✓ Not Furnished - By Negotiation

- ✓ Mains Electric
- ✓ Air Conditioning
- ✓ Double Glazing
- ✓ Alarm System
- ✓ Utility Room
- ✓ Cess Pit / Septic Tank

- ✓ Mains Water
- ✓ Electric Gates
- ✓ Fenced Plot
- ✓ Barbecue
- ✓ Terrace

#### Villa for Sale in Petrer

Stunning villa located in a unique natural setting in Petrer, perfect for enjoying tranquility and nature without giving up modern comforts.

#### Land and Gardens

Total area: 10,700 m<sup>2</sup>, with 2,500 m<sup>2</sup> fenced.

Surrounded by lush groves of olive, almond, and fig trees, ideal for nature lovers seeking privacy.

Private pool (8x4 m) featuring:

Automatic saltwater electrolysis system, keeping insects away.

New pump installed in 2024.

Heat pump for year-round use.

Summer and winter covers.

Bioclimatic pergola (6x3 m) with:

LED lighting.

Heating and retractable awning for added comfort.

Barbecue area for outdoor gatherings.

Petanque court, perfect for family or social leisure activities.

Agricultural water system with a 2 m<sup>3</sup> tank, filtration (installed in 2023), and descaling system.

Electric gate for secure and convenient access.

#### The House

Built area:

Main house: 141 m<sup>2</sup>.

Garage: 53 m<sup>2</sup> with an electric door.

Terrace: 32 m<sup>2</sup> with a retractable glass roof.

Fully renovated, with modern and functional finishes.

Energy efficiency:

Solar panels.

PVC double-glazed windows with protective bars, PVC shutters, and mosquito screens.

Security: Verification alarm system.

Comfort:

Pellet stove.

Air conditioning (hot/cold) in the living room and two bedrooms.

Fully equipped kitchen with water filtration system.

Renovated bathrooms with high-quality details.

Interior layout:

3 spacious bedrooms.

2 modern bathrooms.

Kitchen.

Living room.

Laundry room.

Enclosed patio.

#### A Home Ready to Enjoy

This villa perfectly combines the beauty of a natural setting with the most modern conveniences, offering a unique space for living or as a second home. Don't miss the opportunity to visit and discover everything it has to offer.

Contact us for more information or to schedule a visit!

Petrer and Elda are two large towns merged into one, with a total population of over 85,000. Located less than 20 minutes' drive from Alicante city centre and the beaches, and 20 minutes from Alicante Airport. The manufacture of footwear is the city's main industry, and Elda is the site of the Shoe Museum. Elda also hosts an annual shoe fair, which attracts exhibitors, designers, and manufacturers from all over Europe. Other manufactures include paper, furniture.

It has all amenities and supermarkets, such as Carrefour, Aldi, Mercadona, Lidl, Consum and more, as well as a shopping centre, cinema with English movies shown weekly, bowling, English speaking dentists, big international gym, veterinary, weekly markets, fast food outlets, junior schools, high schools, music schools, a theatre, many parks and a huge range of bars and restaurants.