



**Property type :** Villa

**Location :** Canada de la Lena

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Parking :** Car port

**House area :** 160 m<sup>2</sup>

**Plot area :** 5000 m<sup>2</sup>

**Airport :** 35 min

**Beach :** 35 min

**City :** 5 min

**Golf :** 25 min

✓ Summer Kitchen

✓ Mains Water

✓ Fast Internet & Phone

✓ Fenced Plot

✓ Mains Electric

This modern and individual villa is situated on the edge of a small village which has two bars and a restaurant within walking distance. Pinoso town is just a 5 minutes drive away where you can find all your daily needs plus a 24hrs medical centre, lots of variety of bars and restaurants, including one with a Michelin star and many great sports facilities. The entrance gates are electric and lead to a large gravelled area for parking. In front of the house is a lovely 8m x 4m swimming pool with a large partially covered terraced area all around. Entering the house you arrive in the hallway that leads to the living room with a double height ceiling, with side windows and a mezzanine floor which leads to a lovely outside terrace on the roof level. From the living / dining room which is open plan and has a wood burner, there are large patio doors leading to two further terraces on either side, so you have sun or shade all day. The floors are all porcelain tiles throughout. Two pocket sliding doors that are partially glazed lead to the large fully fitted and equipped kitchen with a big window for the views again. A door leads from here to a very big utility room with space for washing machine etc plus more cupboards and work surfaces, plenty of storage space here !! There is a door to the outside also making unloading your shopping or washing easy to access from outside. Back along the hallway is the family bathroom with a large walk in shower, WC and double sinks. Opposite is a double bedroom with patio doors to the front terrace and pool area. Further along the hallway is bedroom 2 which is again a double with views to the side of the house. Lastly is bedroom 3 which is the master, with patio doors to the front terrace and pool area, plus an ensuite bathroom with shower and a large dressing room with pocket sliding doors to save space. Here there is an individual air conditioning unit ( hot and cold)There is a pre installation for a central air conditioning system throughout the house( just needs the machine adding ).Outside the plot is 5000m2 and fully fenced and is mostly gravelled and planted with mature plants for low maintenance gardening with the rear of the garden left to nature/grass. Here there is a wooden building, which can be used as a hobby room or workshop or even a separate guest house ( this building does need some TLC and is built from wood.)The impressive swimming pool is to the front of the house which is surrounded by a large partially covered terrace with seating area making a beautiful chill out area or a safe place to watch the children whilst in the pool. The house was built in 2016 and has had the same owner from new. In a very individual modern style, this villa has many benefits and great views over the countryside, whilst still within walking distance to the village and a short 5 minutes drive to the nearest town. Murcia city is approx 35-40 minutes drive and Alicante approx 45-50 minutes away, so easy access to 2 good airports and beaches on the coast. This house should be visited to appreciate its style and individuality plus the lovely setting with great views all around.

