



**Property type :** Villa

**Location :** Aspe

**Bedrooms :** 3

**Bathrooms :** 3

**Garden :**

**Orientation :** East

**Parking :**

**House area :** 159 m<sup>2</sup>

**Plot area :** 13240 m<sup>2</sup>

### Charming Country Villa with Pool, Land & Stunning Views - Aspe Area

We are delighted to present this beautifully maintained country villa with pool and extensive land, located in the highly sought-after area of Aspe. Just a short drive from the charming villages of Hondon de las Nieves (10 minutes) and Aspe (11 minutes), both of which offer excellent local amenities, shops, bars, and restaurants.

Accessed via an impressive tree-lined driveway, the property offers excellent access and privacy. As you arrive, you'll find a spacious carport suitable for 2-3 vehicles.

Set on a generous plot of 13,240m<sup>2</sup>, approximately 8,000m<sup>2</sup> is securely fenced and landscaped with Mediterranean-style gardens featuring mature palms and olive trees. The outdoor area boasts a **8x5m private swimming pool**, sunbathing terraces, a **wooden pool house (18m<sup>2</sup>)** with shower and WC, a **built storage shed (24m<sup>2</sup>)** that could easily be converted into guest accommodation, and a BBQ area - ideal for entertaining.

The villa itself overlooks the pool and gardens, with a spacious **covered terrace (32m<sup>2</sup>)** perfect for outdoor dining and relaxing. Inside, the home is presented in immaculate condition, featuring a large open-plan **living room, dining area, and kitchen** with a cozy open fireplace, plus a separate utility room.

Accommodation includes:

- **3 double bedrooms**, including a master suite with dressing room and fitted wardrobes

- **2 modern shower rooms** (including the ensuite)

- Central hallway

- **Oil-fired central heating** throughout for year-round comfort

Utilities include **mains electricity, solar power, mains water, riego (irrigation) water, and a private well (pozo)**.

#### Property Features:

- 159m<sup>2</sup> build including covered terrace

- 13,240m<sup>2</sup> plot (8,000m<sup>2</sup> fenced)

- Swimming pool (8x5m)

- Covered terrace (32m<sup>2</sup>)

- Pool house with WC & shower (18m<sup>2</sup>)

- Potential guest casita (24m<sup>2</sup>)

- Carport for 2-3 cars

- Mature irrigated gardens

- Central heating

- Ceiling fans

- Internet available

- Excellent access & countryside views

- BBQ area

- Quiet yet well-connected location

A perfect blend of countryside tranquility with modern comforts and convenience. Ideal as a permanent home, holiday retreat, or investment opportunity.