



**Property type :** Villa

**Location :** Villena

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 4

**Year built :** 2000

**Swimming pool :** Optional

**Garden :** Private

**Orientation :** East

**Views :** Countryside views

**Parking :** Garage

**House area :** 258 m<sup>2</sup>

**Plot area :** 470 m<sup>2</sup>

**Airport :** 40 mins

**Beach :** 40 mins

**City :** 10 mins

**Golf :** 20 mins

- |                        |                                       |                       |
|------------------------|---------------------------------------|-----------------------|
| ✓ Mains Electric       | ✓ Mains Water                         | ✓ Gas Central Heating |
| ✓ Double Glazing       | ✓ Walking Distance - Restaurant / Bar | ✓ Fenced Plot         |
| ✓ Annexe / Guest House | ✓ Fireplace - Log Burner              | ✓ Barbecue            |
| ✓ Garage               | ✓ Basement                            | ✓ Utility Room        |
| ✓ Terrace              | ✓ White Goods                         | ✓ Partially Furnished |
| ✓ Mains Sewerage       |                                       |                       |

We are very pleased to offer this lovely detached house in the traditional village of Las Virtudes, just 3km from Villena, Alicante. The property is split onto 3 levels, with the ground floor having a glass entry/porch leading into the lounge. A corridor leads to the kitchen, storage/pantry, 2 bedrooms and a bathroom. This corridor leads to a staircase to the top floor, where you are led to 2 extremely large bedrooms with ensuites - which could easily be split into two apartments or into 4 bedrooms if required. Downstairs, there is a large basement with windows all around which is currently used as a garage and also has a BBQ and seating area. This leads out to the rear of the property to a very private area, suitable for a pool. Each floor has a size of 80m<sup>2</sup>, so the total size is 240m<sup>2</sup>. At the back there are covered areas which used to be stables for horses, and there is room for a swimming pool. Located about 5 minutes from the large town of Villena, Las Virtudes has a bar/ice-cream shop as well as a shop with daily bread. 45

