



**Property type :** Villa

**Location :** Zarra

**Area :** valencia

**Bedrooms :** 6

**Bathrooms :** 3

**Swimming pool :** Communal

**Garden :** Private

**Orientation :** East

**Views :** Countryside views

**Parking :** Driveway

**House area :** 304 m<sup>2</sup>

**Plot area :** 1932 m<sup>2</sup>

**Airport :** 1:20h

**Beach :** 1:20h

**City :** Walking distance

✓ Fast Internet & Phone

✓ Gas Central Heating

✓ Walking Distance To Town

✓ Fireplace - Log Burner

✓ Terrace

✓ Partially Furnished

✓ Mains Electric

✓ Electric Gates

✓ Walking Distance - Restaurant / Bar

✓ Barbecue

✓ Solarium

✓ Mains Sewerage

✓ Mains Water

✓ Double Glazing

✓ Fenced Plot

✓ Utility Room

✓ White Goods

This Beautiful 6 Bedroom Detached Villa was built in 2004 to remarkably high standards, and comes with a Covered Terrace, Solarium and secure Parking, located close to the Village, local swimming Pools and Tennis courts. This charming 6 bedroom detached "Finca" style property is in the quiet residential area on the edge of the rural village of Zarra in the beautiful Valle de Ayora.

The closest café, bar and restaurants are close to the Villa, only a 5 minute walk away, and the large town of Ayora with 2 large supermarkets is around 5 minutes' drive.

This spacious and beautifully presented property has been lovingly maintained by the current owners and offers a great sized living accommodation.

The access to the property is a tarmac road that brings you to the electric entrance gate, where you have a private driveway where there is space for more than 10 cars.

The front of the Villa has a large, covered terrace area, an ideal shaded area to sit and relax during the hot summer months and perfect for those evening Barbeques all year round.

The garden area has been well maintained, with various Plants and Trees, and has a tiled pathway that extends around the entire Villa. To the side of the Villa, you have some good-sized storerooms with the first housing the gas canisters for the central heating and hot water. The next storeroom is currently used as a small workshop and laundry room, with floor and wall units fitted for the workshop side, and washing machine, sink and the gas boiler at the entrance. The main entrance through the terrace brings you into a delightful larger than average living space which has both a lounge area and dining area and has a lovely bright and airy open plan feeling with a feature gas burner fireplace in the corner of the room.

The living room leads you into a long hallway, where you find the first of three bathrooms with a shower. Back down the hall and through the feature archway leading into the first fully fitted and well-appointed kitchen, including built in oven and electric hob with separate entrance from the gardens.

Back in the hallway is the first double bedroom with built in storage cupboard, and then the lovely staircase, finished with a traditional wood bannister, which leads up to the first floor, where you have the entrance to the Solarium. The Solarium is also very well-maintained area, there is lots of space and provides stunning views to the surrounding areas and is a great place to sit and enjoy the sun throughout the year.

The first-floor hall also leads to two double sized bedrooms, and the second bathroom, this one being the largest in the house and having both a modern shower unit and a great sized bath.

Back downstairs and we come to the last door in the hallway.

This is where the property can be split into two separate homes, through the doorway leads into the second large living area, currently used as a games room. This room has access to the second kitchen in the house, which is another fitted kitchen with built in hob and oven.

Back through the second living room, we find the properties third bathroom, again very well presented, with a modern massage shower unit fitted.

There is also access to the next three bedrooms, all of them being good sized double rooms. All bathrooms and bedrooms throughout the house have the benefit of having central heating radiators fitted.

There is also another entrance to the house from the parking area into this part of the house, which gives the opportunity of using this part for visiting families, or as guest accommodation to be rented out separately. The rear area has 3 bedrooms, a large lounge, kitchen, bathroom, and separate entrance.

There is a communal Pool area which is just 2 mins walk from the Villa, where you have a large Pool for swimming, and also a small Pool that is ideal for young children. There is plenty of terrace area surrounding both pools so you can relax on your sunbed and enjoy the long sunny days.

Extras with this standout attractive Finca are to include: A fully walled and fenced plot, gas central heating, electric gate, mains water, mains electricity and mains waste, double glazing, security shutters on windows, can be split into 2 homes, comes partly furnished and all at a show home standard making it an excellent turnkey option.

This Villa is in an amazing location, close to all amenities and in fantastic condition, and with a low maintenance garden, this will be ideal to move straight into and start enjoying the relaxed Spanish lifestyle immediately. As an investment opportunity, it is also a great option, as everything is here to start renting the property immediately and would supply two separate incomes from the two parts of the property.

The famous Embarcadero Jucar Cofrentes with its stunning views and breath-taking boat trips is only 25 minutes away by car, Alicante Airport is 1 hour and 20 mins away.

Offers are being invited for this property.