



**Property type :** Villa

**Location :** Muro de Alcoy

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Car port

**House area :** 155 m<sup>2</sup>

**Plot area :** 2650 m<sup>2</sup>

**Terraces area :** 25 m<sup>2</sup>

**Solarium area :** 45 m<sup>2</sup>

**Airport :** 45

**Beach :** 45

**City :** 5

**Golf :** 15

- ✓ Summer Kitchen
- ✓ Mains Water
- ✓ Double Glazing
- ✓ Annexe / Guest House
- ✓ Terrace
- ✓ Furnished

- ✓ Fast Internet & Phone
- ✓ Well
- ✓ Walking Distance To Town
- ✓ Fireplace - Log Burner
- ✓ Solarium
- ✓ Cess Pit / Septic Tank

- ✓ Mains Electric
- ✓ Gas Central Heating
- ✓ Fenced Plot
- ✓ Barbecue
- ✓ White Goods

We are proud to present this lovely Villa in a stunning location, surrounded by nature and with beautiful views all round.

Located close to the Town of Muro de Alcoy, next to the small hamlet of Turballos which is just a two minute walk. Here we find a truly stunning little hamlet of houses and the Church, where every house has been hand finished with local stones and the pathways and roads have been finished the same way, with a drinking water tap in the centre of the plaza and the historic outside laundry area where locals have been gathering together for many years to do their laundry.

Coming out of the hamlet, we turn towards the mountains and follow the road for 1 minute and we come to the Villa entrance on the side of the road. Further up the road there are a handful of houses, both permanent residents and some holiday homes, so there is very minimal passing traffic.

The property is completely enclosed, with a walled entrance and gate and the driveway that leads all the way down past the back of the Villa.

There is a covered car port suitable for two vehicles close to the entrance, and a small Pine Forest on both sides of the driveway along with other trees and shrubs, to give some shade to the front of the garden and Villa, along with a well maintained beautiful feature pond, constructed of local stones and full of plants and fish.

As we reach the Villa, we have a covered porch that stretches around three sides of the property and provides the perfect area to escape the hot summer Sun at any time of the day.

From the side of the Villa, we have the entrance door, leading into a hallway where we have the electric fuse box located. There is a cupboard for storage under the stairs that lead to the first floor, and an entrance into the main living area. Here we have a really good sized living room and dining area, with a huge log burner fireplace in the corner of the room.

The next hallway from the living room leads us next to the Kitchen, finished with traditional wooden units with a marble worktop, and includes a built in hob, oven and extractor fan, and the washing Machine and fridge freezer are also included. In fact, the owner is leaving everything here in the kitchen and the rest of the property except their own personal items and photos etc, so the property could be moved straight into and enjoyed straight away. The kitchen also has another entrance door, which leads out under the porch at the rear of the Villa.

Back into the hallway and we come to the bathroom, recently reformed fully into a wet room, with new sanitary units, floating W/C with push button function, shower with screens and a double sink unit.

The next room is the first good sized double bedroom with built in wardrobe, radiators for heating and double glazed windows with blinds and netting, and opposite is the second bedroom, the same size and also with a built in wardrobe. Radiator and windows with shutters and blinds.

Then we come to the third double bedroom, this is the largest of the three bedrooms and also has a radiator and double glazed windows with blinds and netting.

From the stairs in the entrance hall, we go up to the first floor, where we have another bedroom, that could be used as an office space as it provides some privacy from the rest of the house. We also have another door here leading out onto the roof of the Villa and porch, with another small door leading to the roof space of the Villa, where we find the gas boiler for the central heating system and hot water. The solarium would benefit from having railings added, to provide a safe area where you could sit and take in the stunning mountain views that surround the property.

Leaving the Villa through the kitchen, we come out onto a large garden area, with concrete floor for low maintenance, and to the side of the Villa we have a small storage area next to the well, where the gas cans for the heating and hot water are stored. These are connected, and work with a 5 on and 5 off system, so you will always be able to ensure you have a good gas supply readily available.

Along from here is the Summer kitchen, with a hand built stone feature fountain to the side, and the summer kitchen comes with a electric shutter. Inside we have a great area, with wash sink and regular sink, a large barbecue, plenty of worktop and storage space, and dining table and chairs. There is also a pantry cupboard with a water heater for the sinks and bathroom. Next to the summer kitchen is the outside toilet, with W/C, basin, vanity unit and shower. There is also a storage room at the end of the kitchen building, for storing your swimming pool items.

This building is 44m in total, and this could be changed into a small guest house, with its own bathroom and storage if needed by the new owners.

In front we have the Swimming Pool, this stunning Pool is 10 metres long by 5.5 metres wide, has a full pump and filter system fitted and stored in the Pool room below, and has fully tiled stairs and floor. The Pool also benefits from a telescopic cover system, fully fitted with rails. This slides over the entire Pool allows the water to retain some heat through the winter months, providing an extending swimming season for the owners.

Beyond the Pool we have a gorgeous little garden area, with another feature pond and small outside shed, then we have a fenced and gated area beyond this where you will find over a dozen Olive trees, some of these are ancient trees and provide a really good quality Olive oil. There are also some Cactus planted and various other trees along with a grand Fig tree at the very bottom of the garden, providing over 100 figs every Summer.

The property comes fully furnished and fully equipped, the owner is taking some of his personal items and pictures etc from the Villa, but all the furniture and fittings seen in the property is going to be included in the sale.

This amazing Villa is set in one of the most beautiful, tranquil settings in Alicante, where you can walk straight out into the surrounding mountains and countryside, and yet close to all amenities and around 45 minutes from Alicante Airport and Beaches.

The Villa benefits include fully fenced and walled plot, mains electricity & drinking water, gas central heating, fitted kitchen, large living space, wet room, double glazed windows with shutters, car port, large swimming Pool, Summer kitchen and outside bathroom, all in a lovely quiet location and comes fully furnished.

Please contact us for more information.