



**Property type :** Villa

**Location :** Sax

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 1

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Garage

**House area :** 150 m<sup>2</sup>

**Plot area :** 4816 m<sup>2</sup>

**Airport :** 45min

**Beach :** 45min

**City :** 5min

**Golf :** 35min

✓ Fast Internet & Phone

✓ Walking Distance To Town

✓ Barbecue

✓ White Goods

✓ Mains Electric

✓ Walking Distance - Restaurant / Bar

✓ Garage

✓ Cess Pit / Septic Tank

✓ Mains Water

✓ Fireplace - Log Burner

✓ Terrace

This is such a beautiful and traditional Spanish home located less than a five-minute stroll from the town of Sax. It is spacious and has excellent distribution with all the sleeping areas on the upper floor.

On the grounds of 4,800m<sup>2</sup>, more than an acre is a private 8x4 m<sup>2</sup> Swimming Pool with a wide terrace and it is gated to prevent access to small children and pets. There are 29 olive trees in the fully fenced land and a large workshop (70m<sup>2</sup>) in the far corner of the land that could be made into a Guest House if required as change of use is a formality. Approaching the entrance is a lovely covered terrace and then you enter the dining area with a very large lounge to the left up three steps which has a feature log-burning fireplace. You will notice some of the most fabulous woodwork, the majority of this was made in France by a family member and sent to the property, the ceilings have a wooden beam and an open brick appearance. The open brick is sealed and the air space between the ceilings and the roof have been insulated,

The kitchen is what we call "Spanish size" as the majority of the cooking is done on the BBQ. There is a non-supporting wall that can easily be removed to make a superb kitchen/diner if that is preferred.

There is a small basement that was used for wine at one time.

The garage can be accessed from the rear of the kitchen and it is quite a size. Like most Spanish people they park under the shade of the trees near to the house and the garage is used as a storage space and as a utility room, again, this can be converted into a ground-floor bedroom if required.

The house is distributed over two floors. The main floor consists of a canopy from which you can access the large double-level living room and a kitchen that in turn gives access to a basement ideal as a wine cellar.

A quite beautiful staircase with a handmade rail leads you up to the bedrooms. All four bedrooms are well-sized and all have great views. A family bathroom is at the end of the landing. From the landing, there are great views across the lounge.

Don't miss the opportunity to visit this home and enjoy country life with the advantages of living in the town.

Sax is a small town located in the province of Alicante, Spain. If you're considering living in Sax, Alicante, here are six compelling reasons to do so:

1. **Tranquil Lifestyle:** Sax offers a peaceful and laid-back atmosphere, perfect for those seeking a quiet, small-town life away from the hustle and bustle of larger cities.
2. **Scenic Surroundings:** The town is surrounded by picturesque landscapes, including mountains and rolling hills, providing opportunities for hiking, biking, and enjoying nature.
3. **Community Spirit:** Small towns like Sax often have strong community bonds, allowing you to easily get involved in local events and activities and build meaningful connections with residents.
4. **Affordable Living:** The cost of living in smaller towns like Sax is generally lower than in larger cities, making it more budget-friendly for individuals and families.
5. **Historical Charm:** Sax boasts historical architecture and a charming old town with narrow streets, making it a delightful place to explore and immerse yourself in Spanish culture.
6. **Proximity to Alicante City:** While Sax offers a tranquil lifestyle, it's not far from Alicante city, where you can access amenities, shopping centers, and entertainment options within a reasonable drive.

Living in Sax, Alicante, allows you to enjoy the best of both worlds: the serene charm of a small Spanish town and the conveniences of a larger city nearby.