



**Property type :** Villa

**Location :** Castalla

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 2

**Year built :** 2006

**Swimming pool :** No Pool

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Garage

**House area :** 310 m<sup>2</sup>

**Plot area :** 2800 m<sup>2</sup>

**Airport :** 20 mins

**Beach :** 25 mins

**City :** 5 mins

**Golf :** 30 mins

- ✓ Summer Kitchen
- ✓ Mains Water
- ✓ Fenced Plot
- ✓ Garage
- ✓ Cess Pit / Septic Tank

- ✓ Fast Internet & Phone
- ✓ Air Conditioning
- ✓ Fireplace - Log Burner
- ✓ Utility Room

- ✓ Mains Electric
- ✓ Double Glazing
- ✓ Barbecue
- ✓ Terrace

Discover this magnificent villa located in the charming city of Castalla, in the province of Alicante. With an area of 310 square meters and an extensive fenced plot of 2,800 square meters, this property offers the space and amenities necessary to enjoy a luxurious life in a privileged natural environment.

Property Features:

**Spacious Layout:** The villa has two floors that house four large rooms, perfect for accommodating the whole family or receiving guests.

**Full Bathrooms:** Two well-equipped bathrooms that offer comfort and functionality.

**Terrace:** A terrace that provides an ideal outdoor space to relax and enjoy the views.

**Garage and Carport:** Enough space to park several vehicles, with a garage and carport included.

**Storage room:** Additional storage area to keep the house organized.

**Summer Kitchen with Barbecue:** A perfect outdoor area for cooking and enjoying meals outdoors.

**Fireplace in the Living Room:** A cozy living room with a fireplace, ideal for winter nights.

**Individual Heating and Air Conditioning:** Equipped with individual heating and air conditioning systems to ensure a comfortable environment throughout the year.

**Modern Construction:** The villa was built in 2006, combining modern design with functionality.

**Large Garden:** An extensive and well-kept garden that offers a green space for leisure and relaxation, with incredible mountain views.

**Castalla: History, Nature and Community**

**Location and History:** Castalla is a city located in the heart of the Alcoià region, in the province of Alicante. With a rich history dating back to ancient times, Castalla is known for its cultural and architectural heritage, with Castalla Castle being one of its most emblematic monuments. This impressive medieval castle offers panoramic views of the valley and is a living testament to the region's history.

**Natural Environment and Activities:** Surrounded by mountains and natural landscapes, Castalla is an ideal destination for lovers of nature and hiking. The Sierra de Castalla offers hiking and cycling routes with impressive landscapes and rich biodiversity. Additionally, the Sierra de Mariola Natural Park is within walking distance, providing further opportunities for outdoor activities.

**Services and Community:** Castalla has all the necessary services for a comfortable and modern life. From educational and health centers to a variety of shops, restaurants and bars, the city offers a welcoming and well-equipped community. Traditional festivals, such as the Moors and Christians Festival, are a reflection of Castalla's rich cultural heritage and vibrant community life.

**Proximity to the City and the Coast:** Located about 35 kilometers from Alicante, Castalla offers the tranquility of a rural environment with the convenience of being close to the city. The beautiful beaches of the Costa Blanca are also within easy reach, allowing you to enjoy the best of both worlds.

This villa in Castalla is a unique opportunity to live in a natural and peaceful environment, with all modern amenities and a vibrant community. Don't miss the opportunity to make this property your home! Contact us today to schedule a visit and discover everything this villa and Castalla have to offer.