



**Property type :** Villa

**Location :** Biar

**Area :** Alicante

**Bedrooms :** 5

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Car port

**House area :** 302 m<sup>2</sup>

**Plot area :** 17742 m<sup>2</sup>

**Airport :** 40 mins

**Beach :** 40 mins

**City :** 40 mins

**Golf :** 30 mins

- ✓ Fast Internet & Phone
- ✓ Central Heating
- ✓ Double Glazing
- ✓ Fireplace - Log Burner
- ✓ Terrace

- ✓ Mains Electric
- ✓ Electric Gates
- ✓ Fenced Plot
- ✓ Barbecue
- ✓ Cess Pit / Septic Tank

- ✓ Mains Water
- ✓ Solar Power
- ✓ Annexe / Guest House
- ✓ Utility Room

This beautiful property is quietly located and just 5 minutes away from the village of Biar. The property has a total of 302m<sup>2</sup> built. The main house consists of an entrance with guest toilet, a first bedroom/study. From the entrance you enter a very large living space with a modern fully equipped kitchen, lounge/dining room with built-in fireplace. A corridor leads you to the sleeping area consisting of 2 bedrooms, a bathroom and a master bedroom with en suite bathroom (bath & shower). All bedrooms have built-in wardrobes. The living/dining room has large windows overlooking a large covered terrace and the swimming pool. The terrace offers views of the village with a castle. Next to the kitchen is a utility room with laundry area and storage. And next to it a storage room. Behind the dining room is another room that could be used as a playroom or study.

The main house has gas central heating. To the side of the house there is the casita or guest house. This consists of a kitchenette, a breakfast and sitting area, a bathroom and 2 bedrooms, and a private terrace. There is an additional covered terrace and an outdoor BBQ. The plot of 17,742m<sup>2</sup> is fully fenced. Access to the property is via an electric gate. On the plot you have a 10x5m swimming pool, a carport and a small building of 48m<sup>2</sup> that can be renovated to make an additional apartment/casita. The land is planted with olive and almond trees and other fruit trees. The property has mains water, irrigation water, mains electricity, solar panels and internet. Television via internet. The house is fully insulated, equipped with PVC windows, double-glazed everywhere. If you are looking for space, peace and quiet, this is the house for you. This modern house is also very suitable for double occupancy, B&B or rental to guests.

Located in the mountain range called "Sierra Mariola", Biar was once called Apiarium which comes from the Roman word for beehive because this area was rich in aromatic herbs which made for a very prosperous production in honey. As you approach Biar you do not need to have eagle-eyes to contemplate its 12th century castle majestically overlooking this quaint village. Like many castles which are set upon the city's hill, you need to have comfortable shoes to make the climb up through the narrow curvy pebble stone streets. But it is so well worth the effort once you are there, closer to heaven and beholding these intense sights of the valley of Vinalopo.

Biar is certainly worth considering, if you want a relaxing day off from sunny Costa Blanca beach life.