



**Property type :** Villa

**Location :** La Romana

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 2

**Year built :** 2007

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Car port

**House area :** 187 m<sup>2</sup>

**Plot area :** 10075 m<sup>2</sup>

**Airport :** 45 mins

**Beach :** 45 mins

**City :** 2 mins

**Golf :** 25 mins

✓ Fast Internet & Phone

✓ Water Deposit

✓ Double Glazing

✓ Barbecue

✓ Solarium

✓ Mains Electric

✓ Pre-installation for Air Conditioning

✓ Fenced Plot

✓ Utility Room

✓ Furnished

✓ Mains Water

✓ Electric Gates

✓ Fireplace - Log Burner

✓ Terrace

✓ Cess Pit / Septic Tank

### Stunning 4-Bedroom Villa with Private Pool, Just 2 Minutes from the Charming Town of La Romana

This property is situated on a large 10,000 m<sup>2</sup> plot, with 2,500 m<sup>2</sup> fully fenced, ensuring privacy and security. Thanks to its elevated position and South/East orientation, the villa enjoys excellent natural light and panoramic views of the surrounding landscape. The house, built on a single floor, offers a total living area of 187 m<sup>2</sup>.

#### Outdoor Area:

Private swimming pool measuring 7x3.5 meters, surrounded by a spacious sun terrace with stamped concrete finish, ideal for sunbathing.

BBQ area, perfect for outdoor gatherings and celebrations.

Covered parking space for multiple vehicles.

The main entrance leads to a welcoming porch, connecting to a bright and spacious living-dining room equipped with a wood-burning fireplace. From here, you can access the fully equipped open-plan kitchen, which includes a practical utility room and direct access to the porch overlooking the pool.

#### Interior Layout:

Master bedroom with an en-suite bathroom.

Two double bedrooms and one single bedroom, all with built-in wardrobes.

A family bathroom with a shower.

#### Additional Features and Services:

Mains water supply complemented by an auxiliary water tank.

Electricity connection.

Aluminum windows with double glazing and security bars.

Interior woodwork in pine and a reinforced front door.

Pre-installation of ducted air conditioning.

Exterior design tailored to fully enjoy the Mediterranean lifestyle.

Located just 38 km from Alicante Airport and the stunning beaches of the Costa Blanca, this property is ideal both as a permanent residence and as a holiday home in a peaceful and picturesque setting.

La Romana is a municipality of the Valencian Community, Spain. Located in the interior of the province of Alicante, in the region of Vinalopó Medio. The main economic sector of the municipality is the extraction and transformation of marble, like other municipalities in the region such as Novelda, Algueña or Pinoso.

It also highlights the agricultural sector (production and packaging of grapes, with the designation of origin Vinalopó bagged table grapes, almond and olive plantations). In this village, you will have all the services and amenities such as bars, coffee, shops, restaurants, a school, doctor's centre. In addition, you can go to the beach, which is only 30 minutes' drive! Or you can go to the cinema or have dinner in the mall, which is 10 minutes from La Romana, in Petrer.