



















## 3 chambre Villa à vendre dans Sax, Alicante

249.995€



What a fabulous opportunity this is and what a great price at only 249,999€ In a superb location on the Pena Rubia side of Sax the property has complete privacy and is so tranquil yet there is a neighbour to one side and two across the road but set right back. The access is by tarmac roads apart from the last 200 metres which is a flat but dusty track. Remote-controlled gates lead you into a separate car parking area with space for three cars under cover and many more uncovered. A separate sliding gate offers another pedestrian and car access directly to the side of the property. The gardens were planned for low maintenance and there are plenty of naturally shaded areas for relaxing and keeping cool in the heat of the summer and also to dine in the open from the BBQ. At the very rear of the property are two stables as the owners used to keep horses, they are not in poor condition but they haven't been used for a long time and need updating. All around the villa are grassy areas and just 10 metres from the front door is the extraordinary 9 x 5 fully covered private swimming pool. We took the property on in December and I was amazed at how the sun had already heated the pool water at 11:00am so it really has all year round swimming available and needs very little maintenance. The Villa itself is lovely and there are three entrances. The main entrance has a super little covered patio area with sufficient room for a table and chairs and then you have the outstanding and very traditional and high-quality wooden front door that can be opened as a whole or in two parts, the workmanship is to be admired and that goes for so much of the features of the property, it is easy to see the quality of the build and there is not a single blemish we could see. The hallway is so big that it doubles up as a separate dining room and from there, you have access to two double bedrooms and two bathrooms. A small hallway from there takes you through to a third bedroom which is being used as an office and store room. The lounge/diner is a beautiful long but not narrow room and like all the rooms has lots of natural light. There is a feature log-burning fireplace and also a new Air Conditioning Unit. The property has three units in total and two are new. The kitchen is surprisingly bigger than most traditional Spanish kitchens and is fully fitted with a pantry as well. In the grounds is a decent Casita with a third bathroom and as there is a water and electricity connection it can be made into a Guest House by a builder at a cost of

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|  3 chambres                                |  2 salles de bains |  140m <sup>2</sup> Taille de construction |
|  2.775m <sup>2</sup> Taille de la parcelle |  Piscine           |  Washing area                             |
|  Air conditioning                          |  BBQ               |  Central Heating                          |
|  Dining room                               |  Fireplace         |  stables                                  |
|  Kitchen                                   |  Living room       |  outbuilding                              |
|  Terrace                                   |  Carport           |  White Goods                              |



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