

## 3 chambre Auberge à vendre dans Orihuela, Alicante
















199.900€

What a beautiful rural home, this property offers so many possibilities and deserves your visit on site.

A private road leads you from the public road to a spacious, fenced and gated estate. At the front of the house there is a wide staircase (5 steps) that provides access to a patio where it is wonderful to relax and enjoy a meal or drink with breathtaking views out of the wind. From here you also enter the large kitchen and dining area, which is immediately adjacent to the lounge, where a Pellet stove can provide coziness during the winter months. On one side of the house there is a spacious Master bedroom with En-Suite bathroom and on the other side there are 2 spacious bedrooms with a family bathroom in between.

In addition to the dining area, at the rear of the house there is a south-east facing terrace that also enjoys a sun blind during the warm summer months. From this terrace you can overlook the beautiful garden and you also have a view of the 8mx4m swimming pool. This house is recognized by the municipality, but has not been legalized. There is a "Certificado de Antigüedad" available and the municipality has granted a certificate of remission of the existence or non-existence of urban infringement, which ensures that the house can remain standing. ("Remisión certificado de existencia o no de infracción urbanística") Due to this recognition, SUMA/IBI must also be paid annually, but it is not possible to borrow for this property through a banking institution. There is water, sewerage and the house has solar panels, making it self-sufficient.

Due to its location +/- 5 minutes by car from the city of Orihuela, you can enjoy two worlds, total peace and quiet in the country house and close to all amenities. Well worth a visit!

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|  3 chambres                                |  2 salles de bains |  108m <sup>2</sup> Taille de construction |
|  1.138m <sup>2</sup> Taille de la parcelle |  Private Pool      |  Storage Room                             |
|  fireplace                                 |  air conditioning  |  Terrace                                  |
|  porch                                     |  Pool              |  Home appliances                          |
|  Yard                                      |  X                 |  Not Furnished                            |