





## 4 soverom Villa til salgs i Orihuela, Alicante

580.000€



Impressive villa situated in the village of La Aparecida (Orihuela). A fabulous Spanish village with all services and amenities within walking distance. Orihuela city is only a short drive away (4km), and the well known Nueva Condomina shopping centre is not far either (14km). The property comprises of a total built area of 620 m<sup>2</sup>, spread out over 4 different levels. The main living areas are located on the ground and first floor; there is then a basement, and a wine cellar in a second basement level—all the floors are connected by a lift. Currently there are 3 bedrooms, with possibility for extending to a 4th bedroom, 2 full bathrooms and 2 WC-s (one is located outside by the pool). The master bedroom has a fabulous walk in wardrobe. There are two lounges, and a spacious kitchen. The basement has a garage door entrance and parking spaces for various vehicles, with interior access direct to the house. The saltwater pool has the possibility to be closed off for all year round use with option for heating; it also has a counter-current feature for swimming on the spot, as well as two areas with hydro-massage. Located in the basement is a gym with a Finnish sauna with aromatherapy and chromotherapy. The extras in this property are nearly too many to mention! From complete underfloor heating throughout the entire property, ducted air con (with individual control panels in each room), solar panels, right through to all the first class quality materials used in the construction of the property—this really is a villa that needs to be seen to be appreciated!

**MAIN FEATURES-** 620 kvm house (basement, ground floor, upper floor + basement in two levels, with a bar / vine-cellar and a gymnasium with sauna, a large utility / storage room, garage and workshop.)- 3 bedrooms (with the possibility of extension).- Dressing room in master bedroom.- 2 full bathrooms, 2 toilets (one outside).- Elevator with 3 stops (basement, kitchen on the ground floor and living room on the upper floor).- Video intercom on all floors. •2 living rooms. -Heated swimming pool with sliding cover, saline purification, aero thermal energy, heat pump, counter-current swimmer and two hydromassage beds.- Gym with Finnish sauna with aromatherapy and chromotherapy.- Underfloor heating with independent control in each room (aero thermal heat source).- Air conditioning with independent control in each room.- Exterior carpentry in PVC tilt and turn, in wood color. Extruded aluminum blinds, in wood color and automated. Interior carpentry in natural timbers.

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|---|---|--|
|  4 soverom                        |  2 bad |  620m <sup>2</sup> Bygg størrelse |
|  450m <sup>2</sup> Tomtestørrelse | <input checked="" type="checkbox"/> Svømmebasseng   | <input checked="" type="checkbox"/> Saltwater pool   |
| <input checked="" type="checkbox"/> ensuite bathroom  | <input checked="" type="checkbox"/> Sauna   | <input checked="" type="checkbox"/> Heated pool  |
| <input checked="" type="checkbox"/> Indoor lighting   | <input checked="" type="checkbox"/> Outdoor lighting                                      | <input checked="" type="checkbox"/> Air conditioning   |
| <input checked="" type="checkbox"/> Furnished   | <input checked="" type="checkbox"/> Lift  | <input checked="" type="checkbox"/> Central Heating  |
| <input checked="" type="checkbox"/> Heating   | <input checked="" type="checkbox"/> Barbecue  | <input checked="" type="checkbox"/> Home appliances  |
| <input checked="" type="checkbox"/> Porch   | <input checked="" type="checkbox"/> Garage  | <input checked="" type="checkbox"/> garden   |
| <input checked="" type="checkbox"/> Laundry   | <input checked="" type="checkbox"/> Private pool  | <input checked="" type="checkbox"/> Intercom   |



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