

## 4 bedroom Villa for sale in Rojales, Alicante

349,995€



















We are pleased to offer for sale this spacious 4-bedroom detached villa. With a build size of approximately 124m<sup>2</sup> spread over two floors, this villa is set on a generous 412m<sup>2</sup> plot featuring a front garden area, a lovely private pool, and a fabulous outdoor kitchen and BBQ area.

Entering the plot through pedestrian gates, you arrive at the front entrance on a covered terrace. Alternatively, you can drive onto the plot and park in the covered area via automated electric gates. Access to the villa is available through the main front door or by going around to the rear and entering via another covered terrace. Upon entering, you are greeted by a light, bright dual-aspect lounge. The independent kitchen is equipped with matching floor and wall units and all the usual appliances. One of the major plus points of this property is a ground-floor bedroom with double doors opening directly to the pool area. Adjacent to the bedroom is a family shower room and a small but very useful storage cupboard.

The first floor, accessed via an easy-tread marble staircase, features three additional double bedrooms and a second family bathroom. Two of the bedrooms have their own private terraces, perfect for enjoying morning coffee in the sun. The villa's outdoor space is impressive, with an outdoor kitchen and BBQ area, covered seating for al fresco dining, and a large private pool with ample surrounding space for at least eight sunbeds.

The property comes with new air conditioning units with inverters in each room and a mains gas supply for full central heating. The current owner has beautifully dressed the property, enhancing each room, and the furnishings may be available subject to negotiation.

The villa is close to all amenities the area has to offer, with the main area of Ciudad Quesada within walking distance. You are welcome to visit the property and experience its charm firsthand.

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|  4 bedrooms                  |  2 bathrooms          |  124m <sup>2</sup> Build size |
|  400m <sup>2</sup> Plot size |  Swimming Pool        |  Pool                         |
|  Private pool                |  Parking              |  Private parking              |
|  Close to supermarkets       |  Close to restaurants |  Fitted wardrobes             |
|  Fitted kitchen              |  Fitted bathroom      |  Air conditioning             |
|  Garden & pool views         |  |  |



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