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225,000€



This is a fabulous opportunity to own a 3 Bed 2 Bath property in the countryside in Sax, five minutes drive from the town and with nearly 28,000m<sup>2</sup> of land which has over 100m<sup>2</sup> of build legally available and with nearly all the land being flat, it would be great for horses and stables. From the entrance gates there is a long driveway, so long that it is hard to see the house at the end of it and as you drive along you have stunning views across the land. As well as two garages there is ample parking spaces around the house for a number of vehicles and the driveway and entrance are big enough for most motor homes to access. Typical of many Spanish properties a massive amount of thought has gone into planning the exterior areas so there are a number of areas for outdoor eating or just relaxing with natural shade and there are outbuildings and kennels as well as plenty of options for al fresco dining with a large BBQ area to cook. The pool area is lovely, with an 8x4 pool with a pump and filter and lots of terrace space for relaxing with a drink. The land is spectacular, the views extraordinary and there are more than 300 olive trees looked after by a local farmer and you will never want for olive oil again. At 225,000€ this is a steal as the sale of a plot with electricity and water in Sax these days is between 65 and 80,000€. Because of the huge land area, it is possible to apply to separate the land and sell a 10,000m<sup>2</sup> building plot or use it yourself for a second property. Why Sax? There are no traffic lights, it has a 13th-century castle and there are no traffic wardens but there are streets full of restaurants, bars and cafes. What? That isn't enough? Sax is so popular because it is far enough inland to be "inland" yet it is only 30 minutes to Alicante Airport and 35 minutes to the beach. Access is by the A31 Dual Carriageway Alicante to Madrid road which runs just outside of the town, by rail and coach from Alicante so you can go to the beach and not have to take your car, and now we are only five minutes away from the AVE station at Villena. The AVE is the high-speed train from Alicante to Madrid which has only four stops and we are five minutes away from a station that on boarding will have you in Madrid in 2hrs 9mins for as little as 25€. Let us stick with the town of Sax for now rather than escaping to the beach or the capital city of Spain. Sax is dominated by its 13th-century castle known as the Headlight and Guardian of The Border a landscape of history and rock. When driving back home to Sax after daylight the sight of the castle, fully

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|---|---|--|
|  3 bedrooms                     |  2 bathrooms   |  135m <sup>2</sup> Build size |
|  28,000m <sup>2</sup> Plot size |  Swimming Pool |  outbuilding                  |
|  BBQ                            |  Dining room   |  Living room                  |
|  Kitchen                        |  Terrace       |  Garage                       |
|  Carport                        |  Fireplace     |  Washing area                 |
|  White Goods                    |  Furnished     |  Orchard                      |



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