

## 4 bedroom Villa for sale in Cañada del Trigo, Alicante

249,995€



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Introducing this stunning 4 bedroom, 3 bathroom villa located just outside the picturesque village of Cañada del Trigo, and only a 15-minute drive from the charming town of Pinoso. Perfectly positioned for those seeking a peaceful countryside retreat while remaining within easy reach of amenities.&#13;&#13;

This beautiful villa boasts a generous built area of 204 m<sup>2</sup>, set on a fully fenced 5,700 m<sup>2</sup> plot. The home features 4 spacious double bedrooms, including two with en-suite bathrooms, and a well-appointed family bathroom. The open-plan lounge and dining room offer ample space for relaxation and entertaining, complete with a feature fireplace. The fully fitted kitchen includes a breakfast bar and is complemented by a separate utility room for added convenience.&#13;&#13;

At the front of the property, you'll find a 30 m<sup>2</sup> covered porch, designed with both stairs and a ramp to ensure wheelchair accessibility. This lovely porch provides a serene spot to enjoy views of the expansive garden, overlooking the 5x10 m<sup>2</sup> heated swimming pool, which is surrounded by a sun-soaked patio area and bordered by vibrant oleanders. The property also includes a garage, providing secure parking and additional storage space.&#13;&#13;














This villa is equipped with mains water and electricity, central heating throughout the home, and a dedicated heating system for the swimming pool, ensuring comfort year-round. Situated close to the village of Cañada del Trigo, which offers a bar-restaurant, the property also enjoys breathtaking views of the surrounding countryside.&#13;&#13;

Additionally, there is the option to include furniture in the sale for an extra cost, to be discussed as and when required.&#13;&#13;

An ideal family home or tranquil getaway, this villa offers a perfect combination of comfort, style, and country living. Contact us today to schedule a viewing!&#13;&#13;

Cañada Del Trigo is around 10 minutes drive to Pinoso.&#13;&#13;

Pinoso (El Pinós in Valencian) is a charming town in Alicante, Spain, known for its rich cultural heritage, beautiful

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|--|---|--|
|  4 bedrooms                    |  3 bathrooms   |  204m <sup>2</sup> Build size |
|  5,700m <sup>2</sup> Plot size |  Swimming Pool |  Garage                       |
|  Air Conditioning              |  Terrace       |  Fireplace                    |
|  Kitchen                       |  Dining Room   |  Living room                  |
|  Washing area                  |   |  |

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