




















## 3 sovrum Villa till salu i Novelda, Alicante

259.950€



Villa with 3 Beds & 2 Bathrooms Walk to town in Novelda. We are pleased to present this lovely country house close to the large town of Novelda. We are pleased to present this lovely Villa, set in an exclusive area, on a small private road with just 7 properties, only 10 minutes walk to the large town of Novelda and only a few minutes drive to the Alicante - Madrid motorway, and the Alicante to Madrid train station is just a few minutes drive from the property, where you can reach Alicante in 15 minutes. This location allows you to walk to two fantastic Restaurants, Restaurant Los Molinos & Jardins Nou Cucuch are both within a 10 minute walk and offer outstanding Spanish food with a great atmosphere in both. The plot is 1,816 m<sup>2</sup> with 130m<sup>2</sup> property, set in the beautiful Mediterranean gardens. The Villa has 3 Bedrooms and 2 bathrooms, separate utility room and a covered porch. We enter the property from the large covered porch area, into the living room hallway staircase to the first floor and a bathroom on the left side. This living area has a feature fireplace and wood effect tiles across the entire first floor. There are two double bedrooms on the ground floor, both with heating and one with built in wardrobes. The kitchen is a lovely rustic kitchen, built in tiled units throughout with hob, oven and extractor built in. The bathroom on this floor is a good size, with shower unit, large vanity unit, bidet and w/c. The spiral staircase leads us to the first floor, here we have a large master bedroom, again with heating and an en-suite bathroom with walk in shower, vanity unit bidet and w/c. Also from this bedroom, we have the access to a private solarium on this level that looks out to the gardens and surrounding countryside. All the rooms in the house and the balcony door are German built Windows, Double glazed and tilt and turn opening options and with shutters. Outside and we move to the side of the house, where we have a separate utility room with the water heater and washing machine, and toilet and sink so you can add a Swimming Pool if you wanted, and have a bathroom close by. Outside we have a mature garden that surrounds the house, first is the Pine forest that gives a fantastic shaded area for the Summer months, so you can sit underneath the Porch or hide under the shade of the Tree's on those really hot days. The stunning mature gardens are very well maintained, and included are Lemon Tree's, Orange and Nectarine Tree's, Nispera Tree, Olive, Fig and Palm Tree's, all providing plenty of fruit through the year for

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|  3 sovrum                            |  3 badrum               |  129m <sup>2</sup> Bygg storlek |
|  1.800m <sup>2</sup> Tomtstorlek     |  Mains Electric         |  Solarium                       |
|  White Goods                         |  Cess Pit / Septic Tank |  Optional pool                  |
|  Utility Room                        |  fenced plot            |  Fireplace - log burner         |
|  Walking Distance - Restaurant / Bar |  Central Heating        |  Double glazing                 |
|  walking distance to town            |  Mains Water            |  Fast Internet & Phone          |
|  Summer Kitchen                      |  |  |



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