



**Property type :** Villa

**Location :** Caudete

**Area :** Castilla-La Mancha

**Bedrooms :** 3

**Bathrooms :** 1

**Swimming pool :** Private

**Garden :** Private

**Orientation :** East

**Views :** Countryside views

**Parking :** Driveway

**House area :** 200 m<sup>2</sup>

**Plot area :** 2500 m<sup>2</sup>

**Airport :** 40

**Beach :** 45

**City :** 3

**Golf :** 20

- ✓ Summer Kitchen
- ✓ Mains Water
- ✓ Double Glazing
- ✓ Fenced Plot
- ✓ Garage
- ✓ Cess Pit / Septic Tank

- ✓ Fast Internet & Phone
- ✓ Gas Central Heating
- ✓ Walking Distance To Town
- ✓ Alarm System
- ✓ Satellite Dish

- ✓ Mains Electric
- ✓ Electric Gates
- ✓ Walking Distance - Restaurant / Bar
- ✓ Barbecue
- ✓ Not Furnished - By Negotiation

We are pleased to present this beautiful country house, walking distance to the popular town of Caudete, with stunning patio area, mature gardens and an amazing Pool, great size living space and double garage. Ready to move straight into and enjoy the beautiful property and its surroundings.

The Villa is set in the Santa Ana area, in a peaceful and tranquil setting, away from the main roads and offers the perfect place to relax and enjoy the sounds of nature.

From the entrance gate you have a printed concrete driveway, which extends along the front and sides of the property and finishes with a covered parking area and double garage. The entire plot is fully fenced.

The double garage is built into the house, this is currently used as a garage space and has access into the house, and so could be converted into a second living area or fourth bedroom.

Towards the back of the garden, we have a 12.5m x 5m Swimming Pool with shallow section and ladder. The Pool is absolutely stunning and has been very well reformed with modern tiles, and comes with Pool pump and filter system in the storage room below, and equipment for maintaining its condition. The area surrounding the Pool has a pressed concrete walkway and sitting areas, with a tiled seating area at both ends of the Pool, and an outdoors shower.

As we enter the house through the central hallway, we come into a large living area with patio door at one end, with a large feature Fireplace and bar area in the far corner.

Through into the fitted kitchen, with gas hob, gas oven, extractor fan and pantry cupboard. There is space in the kitchen for both washing machine and dryer.

There is another exit to the front of the house through the garage, with the potential for transforming into a fourth bedroom with en-suite bathroom if needed.

Back into the hall way we have three double bedrooms, with the far bedroom also having an en-suite shower room. The family bathroom is located at the end of the hallway and comes with bathtub with shower, w/c and vanity unit, along with storage cupboard.

Also located in the hallway is the boiler cupboard, where we have the gas boiler that runs the central heating system and hot water.

This amazing Villa offers the new owners great sized living space both inside and outside, in one of the most peaceful locations available.

Standout Features of the property:

- Quiet Location
- Large Pool and seating area
- Covered Terrace with Barbeque
- Gas Central Heating
- Double Glazed windows with blinds
- Walk to Town
- Potential for Forth Bedroom

This Villa is a true turnkey option with low running costs throughout the year.

The town of Caudete is just 3 minutes' drive from the Villa or 25 minute walk, and the large town of Villena is a 10 minute drive away.

Caudete is a nice Spanish town with large Supermarkets, and many Banks, Restaurants and Cafés and a British run indoor Market at the weekends.

There are Hospitals, schools, two train stations including the new high-speed train that can be in Alicante in 15 minutes, or Madrid in less than 2 hours.

There is a Tennis academy, Museum's, Go cart race track, and a sports centre all close by, either in the village, or in the city of Villena.

Alicante Airport is a 40 minute drive from the property, Sax with its historical castle is 13 minutes away, and Elda with its shopping centre and Carrefour is a 15 minute drive, and is only 45 minutes from the beautiful Beaches of Alicante.

Please watch the video to see the layout, and contact us for further information