



**Property type :** Villa

**Location :** Hondon de las Nieves

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Garage

**House area :** 408 m<sup>2</sup>

**Plot area :** 1084 m<sup>2</sup>

**Airport :** 30 mins

**Beach :** 40 mins

**City :** 50 mins

**Golf :** 30 mins

✓ Fast Internet & Phone

✓ Air Conditioning

✓ Utility Room

✓ Mains Electric

✓ Double Glazing

✓ Terrace

✓ Mains Water

✓ Garage

✓ Mains Sewerage

We are pleased to present this Lovely Villa Nestled at the end of a quiet urbanization of Hondon de las Nieves, this beautiful villa offers privacy, luxury, and breathtaking views of the surrounding mountains. With no front-facing neighbours and located in a serene setting, it's the perfect retreat for those seeking peace and comfort in a prime location.

Set on a generously sized 1,084m<sup>2</sup> landscaped plot filled with mature Mediterranean plants, this property boasts a 10x5 meter private pool, outdoor shower, and a separate toilet for convenience.

The villa is fully equipped with underfloor heating, air conditioning, mains water, electricity, windows with shutters and mosquito nets and is connected to the main sewage system.

Ground Floor:

Spacious garage with potential for conversion into additional living space, gym, games room, etc.

Self-contained apartment with private entrance, featuring a bedroom/living space, kitchen/lounge area, bathroom, and storage room with boiler.

First Floor:

Open-plan kitchen, dining, and lounge area with seamless indoor-outdoor flow.

Two bedrooms, including a master with en-suite bathroom.

Family bathroom and a utility room for added convenience.

The dining area opens onto a large, round terrace overlooking the pool and mountain views—perfect for relaxing or entertaining.

Just a short drive from both Hondón de las Nieves and Hondón de los Frailes, you'll have access to everything you need—restaurants, bars, shops, medical facilities, and sports centers. Alicante Airport is only 30 minutes away, and the beautiful beaches of the Costa Blanca can be reached in just 40 minutes.

Whether you're looking for a full-time home, a holiday escape, or a rental investment, this villa offers a rare opportunity to enjoy peaceful country living without sacrificing access to amenities and the coast.

Hondon de las Nieves and Hondon de los Frailes nest in a beautiful valley located inland, west of the Alicante in Spain. Hondon De Las Nieves and its neighbouring village Hondon De Los Frailes are typical Spanish, rural villages, quaint, friendly and have changed very little over the years. The Hondon Valley enjoys over 300 days of sunshine and pleasant breezes. Summers are very hot whilst winters mild. The Hondon Valley is a peaceful and tranquil

