



**Property type :** Villa

**Location :** Orihuela

**Bedrooms :** 5

**Bathrooms :** 3

**House area :** 495 m<sup>2</sup>

**Plot area :** 9480 m<sup>2</sup>

Discover a unique blend of luxury and serenity in this exceptional villa, set within a private 1,000 m<sup>2</sup> fenced plot, right in the heart of a flourishing lemon plantation. Surrounded by nature yet just a short drive from the sea, this property offers a peaceful retreat without sacrificing convenience.□

#### Basement Level:□

A versatile and spacious area designed for both practicality and leisure. It includes a multi-car garage, a private gym with shower, a dedicated entertainment zone, and a DIY workshop complete with shelving and workbench. A cosy bedroom and a generous walk-in dressing room/shoe closet provide additional comfort and storage.□

#### Ground Floor:□

The main living area welcomes you with a bright and expansive lounge, a separate fully-equipped kitchen, a pantry, and a laundry room with access to an outdoor terrace. Also on this level: a sleek bathroom with shower, a bedroom with built-in wardrobe, and a light-filled office with direct terrace access—ideal for working from home or relaxing in the sun.□

#### First Floor:□

Upstairs, a bay window overlooking the living space enhances the open-plan feel. The master suite features its own balcony, a luxurious en-suite with hydromassage bathtub, and a walk-in dressing room. Two further bedrooms (one with built-in wardrobes) and a full bathroom with bathtub complete this level.□

#### Features & Equipment:□

Ducted air conditioning and central heating (radiators) for year-round comfort□

Security grilles and mosquito screens on all doors and windows□

High-speed fiber optic internet□

Fully irrigated lemon trees in production, adding charm and value□

#### Location:□

Ideally situated just 5 minutes from Carrefour and the town centres of Orihuela and Bigastro, the property benefits from excellent access to shops, restaurants, and essential services. Set in a tranquil residential area surrounded by similar homes, it offers both privacy and a strong sense of community.□

A rare opportunity to enjoy modern comforts in a peaceful countryside setting – don't miss the video tour!□