



**Property type :** Country house

**Location :** Petrer

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 2

**Year built :** 2008

**Swimming pool :** Optional

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Garage

**House area :** 218 m<sup>2</sup>

**Plot area :** 10312 m<sup>2</sup>

**Airport :** 30 mins

**Beach :** 35 mins

**City :** 5 mins

**Golf :** 20 mins

✓ Fast Internet & Phone

✓ Water Deposit

✓ Double Glazing

✓ Fireplace - Log Burner

✓ Basement

✓ White Goods

✓ Mains Electric

✓ Air Conditioning

✓ Walking Distance - Restaurant / Bar

✓ Barbecue

✓ Utility Room

✓ Furnished

✓ Mains Water

✓ Electric Gates

✓ Fenced Plot

✓ Garage

✓ Terrace

✓ Cess Pit / Septic Tank

### Country House for Sale in Petrer – 218 m<sup>2</sup> Home on a Fully Fenced Plot of 10,312 m<sup>2</sup>

We present this exceptional country house, built in 2008, located in a natural and peaceful setting just 5 minutes from the town center of Petrer (Alicante). The property offers generous space, privacy, high-quality construction, and modern comforts, making it ideal both as a permanent residence and as a second home.

#### Property Features:

- Built area: 218 m<sup>2</sup>.
- Plot size: 10,312 m<sup>2</sup>, fully fenced, offering a secure and spacious environment, perfect for outdoor living, gardening, or future extensions.

#### Interior layout:

- 3 bedrooms: bright and spacious, two of which have built-in wardrobes.
- 2 full bathrooms: one with a walk-in shower, the other with a bathtub, both in excellent condition and well-finished.
- Living-dining room: large and cozy, with a traditional fireplace and air conditioning.
- Independent kitchen: fully equipped, with a rustic style and integrated dining area. Direct access to the outdoor spaces. Please note, the oven type is unspecified.
- Pantry/storage room: practical and conveniently located.

#### Lower level – Garage/Basement:

- Garage on the lower floor (no internal access to the main house) with capacity for over 6 vehicles.
- Partially renovated bathroom, already with pre-installed plumbing.
- Versatile space, suitable for use as a workshop, storage, home gym, or even a guest apartment.

#### Installations and Equipment:

- Water supply from a cooperative, plus an additional 8,000-liter water deposit for backup storage.
- Connected to the main electricity network.
- Pre-installed underfloor heating.
- Heat accumulation units and air conditioning in the living room.
- Double-glazed windows for better insulation and comfort.
- Automatic entrance and garage doors with remote control.

#### Outdoor Features:

- Auxiliary structure on the plot, suitable as a workshop, storage room, or utility space.
- Built-in barbecue area, ready for use.
- Ample outdoor space with the option to install a private swimming pool.
- Fully paved access road to the property.
- Internet currently available via Cableworld, with the possibility of installing fiber optic.

#### Location:

The house is in a quiet countryside area, yet only 5 minutes from the amenities of Petrer. Nearby, there is also a restaurant within walking distance, adding convenience and value to the location.

#### About Petrer and Surroundings

Petrer is a town rich in history, natural beauty, and tradition. It forms a joint urban area with the neighboring city of Elda, providing excellent infrastructure, diverse shopping options, health centers, schools, and a lively cultural and festive calendar throughout the year.

Highlights include the medieval castle, the historic old town, and several nearby mountain routes ideal for hiking and outdoor activities. The Mediterranean climate offers mild winters and warm summers, perfect for year-round enjoyment.

Its proximity to Alicante city and airport (approximately 35 minutes) and to the beaches of the Costa Blanca makes it an excellent choice for living, remote working, or investing securely.

Asking Price: €250,000

A move-in-ready home built with quality materials, spacious and full of potential. Perfect for those seeking a balance of comfort, nature, and excellent connectivity.