



**Property type :** Villa

**Location :** Novelda

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Optional

**Garden :** Private

**Orientation :** South

**Views :** Countryside views

**Parking :** Driveway

**House area :** 129 m<sup>2</sup>

**Plot area :** 1800 m<sup>2</sup>

**Airport :** 20

**Beach :** 20

**City :** 5

**Golf :** 10

- ✓ Summer Kitchen
- ✓ Mains Water
- ✓ Walking Distance To Town
- ✓ Fireplace - Log Burner
- ✓ White Goods

- ✓ Fast Internet & Phone
- ✓ Central Heating
- ✓ Walking Distance - Restaurant / Bar
- ✓ Utility Room
- ✓ Cess Pit / Septic Tank

- ✓ Mains Electric
- ✓ Double Glazing
- ✓ Fenced Plot
- ✓ Solarium

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 m2 with 130m2 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, Figs and Palm Tree's, all providing plenty of fruit through the year for you. The area is irrigated and very easy to maintain like this.

There is also an outside storage building in the corner with a barbecue and chimney.

Also we have a driveway from the gate, and a parking area that is covered to protect your cars all year.

Novelda is a fantastic place to live, we have every large Supermarket brand here in the town, and over 50 different Cafe's to enjoy whichever part of the town you are in. We have everything you will need in Novelda, from Pharmacies & Clothes shops to hairdressers and builders merchants and of course Patisseries, butchers and Fruit and Vegetable shops.

There is a new commercial centre with an Aldi, large sports shop, furniture store, and stores with everything you need to dress your home, along with Mc Donalds, Burger King and Kentucky style Chicken for when you are in a hurry, and in Novelda we also have a small hospital and a sports centre with large Pools, BMX track, cycling track, tennis courts and football fields.

The motorway runs close to the town, and in only 20 minutes we are at Alicante Airport and 20 minutes from the Beaches.

Although we are close to the coast, this town is a real Spanish gem, with some stunning Fiesta's through the year, and friendly people wherever you go.

Viewings are highly recommended, please contact us for details.