



**Property type :** Villa

**Location :** Torre Del Rico

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 2

**Year built :** 2007

**Swimming pool :** Optional

**Garden :** Private

**Orientation :** South

**Views :** Countryside views

**Parking :** Garage

**House area :** 174 m<sup>2</sup>

**Plot area :** 5000 m<sup>2</sup>

**Airport :** 50min

**Beach :** 55min

**City :** 10min

- ✓ Fast Internet & Phone
- ✓ Pre-install For Central Heating
- ✓ Walking Distance - Restaurant / Bar
- ✓ Garage
- ✓ White Goods

- ✓ Mains Electric
- ✓ Solar Power
- ✓ Fenced Plot
- ✓ Utility Room
- ✓ Furnished

- ✓ Mains Water
- ✓ Walking Distance To Town
- ✓ Fireplace - Log Burner
- ✓ Terrace
- ✓ Cess Pit / Septic Tank

250.000€ fixed price for a quick sale. Beautiful villa for sale in Torre del Rico, close to Pinoso.

This south-facing villa is situated atop a small hill with uninterrupted views of the surrounding olive groves and mountains of the Jumilla/Pinoso region and each room has gorgeous views.

The villa consists of a large, spacious lounge, dining room, fully fitted kitchen with ample units & plenty of countertop space as well as a utility room with new washing machine & dishwasher. Off of the central hallway there are 3 double bedrooms, with the master having an en-suite and there is a further guest bathroom. The master bedroom also has a brand new wood burning stove and modern, tiled feature wall. The two guest bedrooms have fitted wardrobes. There is also a cloak room just inside the front door; currently used as an office.

The villa is very light and airy, with lots of windows (all with fly nets!). The whole villa is double walled and double glazed throughout.

The villa has also recently been decorated throughout, to a high standard. It has new ceiling fans and LED lights throughout, new wood burning stoves fitted in both the lounge & master bedroom, new induction hob and white goods throughout along with all brand new, modern furniture in each room.

The villa has a recently installed, top of the range Victron, high capacity 10kva solar system with both generator back up and grid connection back up (this can be disconnected if preferred as currently the house runs purely from the solar system). There is also a lithium battery backup system with a whopping 19.2kw of power - enough power for 2-3 days, with no sun! Excess energy may also be sold back to the grid. There are 16, high-efficiency solar panels, situated on the land for easy cleaning and the whole system can be accessed remotely via your mobile telephone/computer.

Outside, the villa has a brand new tiled wrap-around terrace with solar lighting, an outdoor dining table, bench and coffee table & chairs. There is also a very large, spacious garage which could easily be converted into a small, self contained apartment, having electric and water connected already. There is also a type 2 electric vehicle charger fitted.

Also external to the property is a large outdoor storage room which houses a new electric boiler, along with another toilet & shower area. Each room has radiators installed already and plumbed throughout - it just needs connection to an air source heat pump or boiler.

The villa & garage has a modern alarm system, with cameras & security lights which can be accessed remotely.

There is also a professionally fitted high speed, broadband internet system via Starlink at the property. Fibre internet is also being currently installed in the area.

The land on which the villa is situated is very spacious and is currently divided with a fence for both a vegetable garden area (with water irrigation system & taps) and access to the garage / parking areas. There is also ample room for a pool to be added. The septic tank is also easily accessed via the land. The land is fully laid with gravel.

Torre del Rico village centre is a 5 minute walk away where you will find a cosy, local bar. Pinoso is a 10 minute drive and Jumilla is a 20 minute drive.

The property is sold fully furnished with all legal paperwork & registrations in place.