



**Property type :** Villa

**Location :** Barinas

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Driveway

**House area :** 185 m<sup>2</sup>

**Plot area :** 2500 m<sup>2</sup>

**Airport :** 50 mins

**Beach :** 55 mins

**City :** 5 mins

**Golf :** 45 mins

- ✓ Summer Kitchen
- ✓ Mains Water
- ✓ Electric Gates
- ✓ Pellet Stove
- ✓ Utility Room
- ✓ Cess Pit / Septic Tank

- ✓ Fast Internet & Phone
- ✓ Pre-install For Central Heating
- ✓ Double Glazing
- ✓ Fireplace - Log Burner
- ✓ Terrace

- ✓ Mains Electric
- ✓ Air Conditioning
- ✓ Fenced Plot
- ✓ Alarm System
- ✓ Not Furnished - By Negotiation

Villa on the edge of town 3bed 2bath & pool.

This property has a large covered terrace for admiring the pool and views.

Inside you will find a large open plan living room and dining room, a beautiful fully equipped kitchen with storage room, 3 beautiful large bedrooms with wardrobe incorporated (the larger one offers en suite bathroom) and an additional family bathroom.

All windows have mosquito nets, outdoor laundry, satellite TV, pre installation of central heating, alarm, Internet. There is mains water and electric.

In the garden are fruit trees such as Apricots, Peaches, Apples, Oranges, Lemons, Plums and figs with an additional parcel of land around 700sqm that is left to nature for now but could be utilised.

- 100% legal
- Fireplace with wooden cassette.
- Gate buzzer communicating with the kitchen.
- Windows: decorative grids and roller shutters (in + rolling mosquito nets).
- Lighting on the public road at night
- Mailbox at the villa (not collective box in the village).
- A mountain side classified "nature reserve".
- Many hiking and mountain biking trails.

Barinas has the following services:

- 1 medical center
- 1 ambulance center 7 days 24hrs.
- 1 pharmacy
- 1 Cultural center with social cafeteria
- 1 Sports center with communal swimming pool
- Bars and restaurants
- 1 renowned butcher's shop "Albert" (with cheese shop - deli meats + grocery store + bakery warehouse
- Patisserie
- 1 nice supermarket very well stocked, at reasonable prices
- 1 typical grocery store