



**Property type :** Villa

**Location :** Caudete

**Area :** Castilla-La Mancha

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** No Pool

**Garden :** Private

**Orientation :** East

**Views :** Countryside views

**Parking :** Driveway

**House area :** 121 m<sup>2</sup>

**Plot area :** 3296 m<sup>2</sup>

✓ Fast Internet & Phone

✓ Air Conditioning

✓ Mains Electric

✓ Cess Pit / Septic Tank

✓ Mains Water

This villa is a great opportunity for garden lovers who want to enjoy peace and beautiful views. The garden was equipped with an automatic watering system last year, so without too much effort there is plenty of fruit available, such as cherries, figs, plums, grapes and apricots. But there are also almond trees and about 40 olive trees. On the fenced plot of 3296 m<sup>2</sup> there is the villa of 122 m<sup>2</sup>, a kitchen/BBQ and storage space of almost 20 m<sup>2</sup> and there is a spacious garage of 38 m<sup>2</sup>. The garage could easily be converted into a guesthouse, home office or fitness room, for example. There is sufficient parking space on site, possibly under the canopy at the main entrance.

An above-ground swimming pool with a diameter of 5.5 meters has been placed on the terrace.

Caudete is located in the province of Albacete and almost borders the provinces of Alicante and Murcia. Alicante airport is a 50-minute drive away and you are at the beach. The town itself has many amenities and is close to slightly larger cities such as Villena and Yecla. The villa is a few minutes' drive from the center with a few other villas nearby: not lonely but with privacy on a spacious plot.

The well-maintained villa has 3 bedrooms, as well as a smaller room that is currently used as a closet room/office. There is a bathroom in the villa and an extra bathroom in the kitchen/BBQ area. This is the ideal place to prepare a meal that can be enjoyed on the spacious adjacent outdoor terrace. There is also a higher terrace (with awnings) off the living room that has a beautiful view over the private garden with mountain ranges in the background. Then there is also a roof terrace with panoramic views. The roof terrace currently does not have a fixed staircase, but that can easily be realized.

The villa has an attractive wood-burning stove in the living room, air conditioning (hot/cold) and shutters with mosquito nets. There is a septic tank and the villa is connected to electricity and drinking water.

Contact us for pricing and enquiries. The price is firm from the town council.

