



**Property type :** Villa

**Location :** Albaterra

**Area :** Alicante

**Bedrooms :** 6

**Bathrooms :** 3

**Year built :** 2002

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Countryside views

**Parking :** Driveway

**House area :** 310 m<sup>2</sup>

**Plot area :** 2000 m<sup>2</sup>

**Airport :** 45 mins

**Beach :** 15 mins

**City :** 5 mins

**Golf :** 40 mins

- ✓ Fast Internet & Phone
- ✓ Air Conditioning
- ✓ Fireplace - Log Burner
- ✓ Terrace
- ✓ Cess Pit / Septic Tank

- ✓ Mains Electric
- ✓ Electric Gates
- ✓ Barbecue
- ✓ Dressing Room

- ✓ Mains Water
- ✓ Fenced Plot
- ✓ Utility Room
- ✓ Partially Furnished

### Magnificent Villa in Albaterra: Space, Comfort, and Mediterranean Style

We present this stunning two-story villa located in Albaterra, designed for those seeking space, privacy, and an exclusive lifestyle in the warm climate of southern Spain.

With a built area of 310 m<sup>2</sup> and a plot of approximately 2000 m<sup>2</sup>, this property offers exceptional spaciousness both indoors and outdoors. Its south-facing orientation ensures natural light throughout the day, enhancing its appeal.

Main features of the villa:

Generous spaces: It boasts 6 bedrooms, including one with a walk-in closet, perfect for large families or hosting guests.

Bathrooms: 3 well-distributed bathrooms for maximum comfort and functionality.

Private pool: Ideal for enjoying sunny days and relaxing in complete privacy.

Barbecue area: Located on the property's spacious porch, perfect for family gatherings and outdoor events.

Solid construction: Built in 2002 with high-quality materials, combining Mediterranean design with modern practicality.

Additional features:

Air conditioning to keep the interior cool during hot days.

A wood-burning stove, adding warmth and comfort during the cooler months.

Electric gate for vehicle access, ensuring privacy and convenience.

Fully fenced for peace of mind and security.

Septic tank system compliant with regulations.

Prime location:

Just 15 minutes by car from the stunning beaches of the Costa Blanca, you can enjoy proximity to the sea while maintaining the tranquility of a rural setting. Additionally, Albaterra is well-connected to essential services, shops, and restaurants.

This villa represents a unique opportunity for those who wish to live in a natural environment without sacrificing modern comforts. Make this property your next home and enjoy an exclusive lifestyle!