



**Property type :** Villa

**Location :** Pinoso

**Area :** Alicante

**Bedrooms :** 5

**Bathrooms :** 4

**Year built :** 2020

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Car port

**House area :** 200 m<sup>2</sup>

**Plot area :** 10000 m<sup>2</sup>

**Solarium area :** 120 m<sup>2</sup>

**Airport :** 50

**Beach :** 55

**City :** 5

**Golf :** 25

- |                                       |                                  |                            |
|---------------------------------------|----------------------------------|----------------------------|
| ✓ Summer Kitchen                      | ✓ Fast Internet & Phone          | ✓ Mains Electric           |
| ✓ Mains Water                         | ✓ Air Conditioning               | ✓ Electric Gates           |
| ✓ Solar Power                         | ✓ Double Glazing                 | ✓ Walking Distance To Town |
| ✓ Walking Distance - Restaurant / Bar | ✓ Equestrian                     | ✓ Fenced Plot              |
| ✓ Annexe / Guest House                | ✓ Fireplace - Log Burner         | ✓ Alarm System             |
| ✓ Barbecue                            | ✓ Terrace                        | ✓ Solarium                 |
| ✓ White Goods                         | ✓ Not Furnished - By Negotiation | ✓ Cess Pit / Septic Tank   |

We are proud to present this magnificent, detached villa of nearly new construction built by us on a large plot in Pinoso, province of Alicante.

This modern villa is located in an exclusive area with just a few other properties in the location, and is only a 15 minute walk into Pinoso town, or 3 minutes by car. Built on a plot of 10,000 m<sup>2</sup> with fabulous exteriors providing stunning views of the mountains & the countryside, and featuring a beautiful, private, swimming pool, an outdoor shower plus a machine room, large terrace and a very spacious Solarium with pergola and summer kitchen. The views from this area are absolutely stunning, with the small traditional town of Pinoso in the distance. Here we also find the brand new solar system, only just installed with Lithium batteries and providing 5kw of energy.

We enter the Villa from the covered terrace area, into the open plan living room, with feature log burner fireplace and hot and cold A/C, and with a dining area and modern design high quality kitchen, with ceramic hob, oven and extractor, and here we have an entrance to the larder, which also has an exterior door.

From the living area we have a hall way where we have three double bedrooms, the master with A/C, and two modern design family bathrooms.

High quality materials were used for their assembly & finishing's including large double glazed windows allowing the constant flow of light & natural air, whilst contributing to the home energy efficiency, with built in shutters, insulated walls and ceiling and fire doors throughout.

The swimming pool is 60m<sup>2</sup> circular design, fully tiled with walk in steps and rail, full pump and filter system with double filter, with a patio surround of around 120m<sup>2</sup> and outside shower.

Behind the swimming pool area, we have two custom designed guest suites. Each of these suites has its own terraced area to the front, with its own entrance door and patio door with shutter. Inside we have a living and dining area, kitchen with electric hob, oven, extractor, and water heater. The guest suite each has a double bedroom and modern design bathroom. Both these suites are a mirror of each other, and provide the perfect place for friends and family to stay with their own private accommodation.

Behind the Villa and guest suites, we have a large open area with around 60 almond trees in production, the owner currently rotavates the land himself to keep looking tidy. We also have a covered area for a tractor, and a large shipping container with power and light, this is used as storage for the owners tools and machinery, the container will be included in the sale. There is also a covered work area coming off the container. Further round towards the Villa we have a smaller shipping container, again included in the sale, this is used to store their bikes and other household goods. We also have a car port built beside the container next to the property.

The outside gardens of the property have been beautifully landscaped, and includes many different trees and shrubs, and has a lovely Mediterranean feel. The entrance gate to the property is electric with remote, with a walled entrance across the front of the property, the rest of the land is fully fenced and divided with fences and gates.

This property is only 3 years old and has been lovingly maintained and improved by its current owner, please contact us for further details.