



**Property type :** Villa

**Location :** La Romana

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 1

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Garage

**House area :** 224 m<sup>2</sup>

**Plot area :** 1828 m<sup>2</sup>

**Airport :** 25 mins

**Beach :** 25 mins

**City :** 5 mins

**Golf :** 20 mins

✓ Summer Kitchen

✓ Mains Water

✓ Walking Distance - Restaurant / Bar

✓ Barbecue

✓ White Goods

✓ Fast Internet & Phone

✓ Air Conditioning

✓ Fenced Plot

✓ Garage

✓ Furnished

✓ Mains Electric

✓ Double Glazing

✓ Fireplace - Log Burner

✓ Terrace

✓ Cess Pit / Septic Tank

This villa is located in a quiet road close to the town of La Romana, and walking distance to a popular bar that also serves food, and just 5 minutes drive from La Romana where you will find all your every day amenities and Aspe with larger shops etc. Also just 20-25 minutes drive to Alicante city, beaches and airport

The house is entered via a gateway with off road parking for several cars. The main entrance door is to the rear but there is also access via a lovely closed terrace which makes a very big sun room with double glazed windows to three sides, plus the entrance to the house which leads into the living room, a good size with a nice wood burner and an air conditioning unit. From this room there is a door to one of the double bedrooms plus a hallway which leads to the other two double bedrooms, kitchen with units to one side and a bathroom with new sink unit , toilet and shower. There is another air conditioning unit in the hallway which serves the bedrooms.

The house is in move in condition and just waiting for the new owner to put their own design touches to it. The postman will also deliver here !!

Outside, there is a paved driveway which continues all around the house. The fully irrigated garden is planted with many fruit trees including oranges and lemons plus an olive grove and some grape vines ( for eating grapes). There are several outbuildings that can be used as a workshop or storage plus one that is prepared for a bathroom and outside kitchen with BBQ adjacent.

Here you will also find fully tiled swimming pool with decking and steps to one end which is 5m50 x 2m80 with a pump and filter system, a perfect size for relaxing and looking at the lovely views, just below is a separate jacuzzi also.

At the bottom of the garden is a large garage / workshop with a toilet next to it. There is also a separate store room and many different areas designated as seating and relaxing to enjoy the peaceful location and admire the views over the valley plus there are hills behind where you can walk and cycle. The house is very private but not isolated as there are some neighbours around also

The house can be sold furnished and ready to go, and is fully legal with all the buildings registered on the deeds etc. This house has everything for country living without being isolated, in a lovely quiet area, a viewing is highly recommended