



**Property type :** Villa

**Location :** Sax

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Car port

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

**Plot area :** 10200 m<sup>2</sup>

**Airport :** 50 min

**Beach :** 50 min

**City :** 10 min

**Golf :** 50 min

- ✓ Summer Kitchen
- ✓ Mains Water
- ✓ Fireplace - Log Burner
- ✓ Satellite Dish

- ✓ Fast Internet & Phone
- ✓ Walking Distance To Town
- ✓ Alarm System
- ✓ Utility Room

- ✓ Mains Electric
- ✓ Fenced Plot
- ✓ Barbecue

Set in a peaceful location, but close enough to town, this Lovely 3 bed, two bathroom detached villa can be found in Sax.

This modern villa was built in 2007 and is not overlooked by neighbors. Built by a U.K and Spanish builder it has been constructed with D. P. C damp proof course, so no damp anywhere. The villa comprises of 120 square meters living space.

The front drive is a good size, allowing at least 10 cars to park. There is a good size lounge diner, and three bed rooms, all of which can fit a double bed.

There are two bathrooms, one en suite with master bedroom overlooking the pool.

The villa is finished in white flat plaster on all walls and ceilings, and a solid pitched roof. The villa also comes with ready to watch satellite dish and personal security system.

All rooms come with ceiling fans, and the lounge and master come with air con.

All windows come with integrated mosquito nets and exterior shutters. Entering the lounge from the front entrance, you have a lovely 12 k.w log burner to keep you warm through the winter.

The owner has recently had installed a new gas boiler so constant hot water for the entire house. A new gas hob and new electric fan oven have also been fitted. The villa comes with mains electricity and mains water and soak away.

There is also a small utility room off the kitchen to house washing machine, the kitchen is a moderate size, but can fit a family table, and an American style refrigerator.

The en suite bathroom has a shower and w.c and sink, and the second bathroom comes complete with a full size bath, w,c and sink. The villa has been completely modernized with new flooring through out, Outside there is 10,300 square meters of land which is just under 2.5 acres. The land has over 135 Almond trees, which can be harvested and sold for an annual income, or a local farmer can harvest them for you if you wish.

The plot is fully fenced. Because the plot is over 10,000 square meters, you would be able to extend the property if needed or build a guest house or perhaps some stables for horses or other out buildings.

There is a beautiful well maintained swimming pool, 8 by 4 with Roman style steps with one of the most beautiful views of sax castle and sax town, and 360 degree views of the beautiful surrounding country side.

The villa also sits next to a nature reserve with walks and bike rides literally on your door step.

Out side also comes with a BBQ area, fire pit and lots of mature plants and large pool side palm tree, a small table to relax in the shade under two fully established grape vines, and a poolside wooden Gazebo. The front of the house has a large terrace for outside dining. This really is a very well maintained property with annual council tax/sum set currently at 380 euro per year, and water bill around 11 euros per month. The electric bill is around 58 euros pcm to give some idea under current full time usage.