

## Lovely 4 bedroom 2 Bathroom Villa in Hondon de las Nieves

Ref: CC0618

**Price**  
**€295,000**



**Property type :** Villa

**Location :** Hondon de las Nieves

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Driveway

**House area :** 171 m<sup>2</sup>

**Plot area :** 11429 m<sup>2</sup>

**Airport :** 40 mins

**Beach :** 45 mins

**City :** 40 mins

**Golf :** 30 mins

✓ Fast Internet & Phone

✓ Solar Power

✓ Utility Room

✓ Water Deposit

✓ Double Glazing

✓ Terrace

✓ Air Conditioning

✓ Fenced Plot

✓ Cess Pit / Septic Tank

This villa is located at the end of a large driveway. With 4 bedrooms and 2 bathrooms, this villa offers plenty of space for a family or for entertaining guests. The villa is divided into two parts: A studio comprising a bathroom, a bedroom and a living area. This offers great flexibility, whether it's for entertaining guests, for a teenager who wants a bit of independence, or for any other reason. Having a separate living area also allows you to enjoy a certain privacy while still being able to gather in the villa's communal areas. It's a very practical and functional configuration, especially for families or those who like to entertain.

The other part, with a large living area comprising an open-plan kitchen, utility room, lounge and dining room, is perfect for creating a friendly, welcoming atmosphere. This allows you to cook while keeping in touch with guests or family, which is ideal for sharing moments. With its 3 bedrooms and 1 bathroom, this part of the villa is perfect for a family, offering plenty of space for everyone. The large covered terrace is an excellent addition, offering a sheltered outdoor space where you can enjoy the fresh air while being sheltered from the sun or rain. It's an ideal place to relax, host al fresco meals or simply enjoy the breathtaking views. A plot of 11,429 m<sup>2</sup>, part of which is fenced, provides ample space to enjoy nature and the outdoors. With a large swimming pool on the property, this makes it an ideal place to relax and entertain, especially during the summer months.

The fact that the garden has yet to be landscaped represents a great opportunity to personalise the space to your tastes. You could consider adding plants, flowers, trees or even leisure areas such as a barbecue area or children's play area. This would allow you to create an outdoor environment that perfectly suits your lifestyle. With such a spacious plot, the design possibilities are almost endless. If you need ideas or advice on garden design or other aspects of the property, we're here to help! Very quiet location but close to amenities. It's a great advantage to have a property in a very quiet location yet close to amenities! This allows you to enjoy the peace and serenity of nature, while still having easy access to shops, restaurants, bars and restaurants. This combination is ideal for those seeking a balance between peaceful living and everyday practicality. You can relax in your garden or by the pool, knowing that everything you need is just minutes away.

The villa has agricultural water, solar panels (electricity can be supplied via the grid) and internet. It also has a new septic tank and occupation licence. The village of Hondon de Las Nieves is just a few kilometres away, and Alicante airport and the beaches are 30 minutes away.

About Hondon de las Nieves.

Hondon de las Nieves and Hondon de los Frailes nest in a beautiful valley located inland, west of the Alicante in Spain. Hondon De Las Nieves and its neighbouring village Hondon De Los Frailes are typical Spanish, rural villages, quaint, friendly and have changed very little over the years.

Hondon de Las Nieves literally means 'Gorge of the Snow' but not after the weather. It is named for the village's loyalty to their patron "The Virgin of the Snow". This effigy and the church are at the heart of village life, the 'Virgin' has her own fiesta dedicated to her.

Although there is not much written about the history of Hondon de las Nieves it is said that the town was inhabited at the time of the Greeks, it belonged to the jurisdiction of Aspe until 1839, when it became independent and formed a single municipality in conjunction with Hondon de los Frailes, which in turn had been segregated from Redován. In 1926 Hondon de las Nieves and Hondon de los Frailes separated to become independent municipalities.

The Hondon Valley is well known for its Grape Vines and is sometimes called 'The Valley of the Vines'. The economy relies heavily on the agricultural industry in this very fertile valley. Grapes, almonds and olives are mainly grown here. Surrounded by an expanse mountain views (Crevillente Sierras) this rural area is known as the District of Vinalopo; a name often seen on Spanish wine. The other dominant industry has been Construction with many limestone quarries servicing the Costa Blanca building trade with cement products.

The Hondon Valley enjoys over 300 days of sunshine and pleasant breezes. Summers are very hot whilst winters mild. The Hondon Valley is a peaceful and tranquil area, and the pace of slow life.