



**Property type :** Villa

**Location :** Pinoso

**Area :** Alicante

**Bedrooms :** 6

**Bathrooms :** 5

**Year built :** 2023

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Garage

**House area :** 313 m<sup>2</sup>

**Plot area :** 11739 m<sup>2</sup>

**Airport :** 45 mins

**Beach :** 45 mins

**City :** 45 mins

**Golf :** 30 mins

✓ Summer Kitchen

✓ Mains Water

✓ Solar Power

✓ Walking Distance - Restaurant / Bar

✓ Fireplace - Log Burner

✓ Utility Room

✓ White Goods

✓ Fast Internet & Phone

✓ Air Conditioning

✓ Double Glazing

✓ Fenced Plot

✓ Barbecue

✓ Terrace

✓ Furnished

✓ Mains Electric

✓ Electric Gates

✓ Walking Distance To Town

✓ Annexe / Guest House

✓ Garage

✓ Solarium

✓ Cess Pit / Septic Tank

We are pleased to offer for sale this amazing villa, only 2 years old.

The villa is just 5 minutes' drive from Pinoso and is set on a large plot of 11739m<sup>2</sup>, there are some neighbours around, so not isolated, but the house and pool area are not overlooked and very private.

The villa is built to a very high standard with lots of extras added, making it a move in, virtually new build.

The main entrance is from the long 32m covered terrace with a half-height wall and smoked glass balustrades which covers the full length of the house, facing the pool and gardens, you enter into a large hallway with white marble effect porcelain tiles throughout and onto the open plan living room and kitchen area with white marble stairs off to the first floor.

The kitchen is fully fitted with beautiful cupboards and an island with three seats to one side, plus a pop-up socket here, the island and worktops are made from a grey silestone (very durable). The kitchen is equipped with built in oven, microwave, electric hob and extractor fan plus dishwasher, all of the quality Siemens make, plus a tall fridge freezer. A window over the sink looks out on the garden and pool area, and double doors lead out to the covered terrace.

From the kitchen a sliding pocket door leads into the utility room, with washing machine and tumble dryer, electric water heater, water softener and plenty of shelving, a door leads to the exterior, practical for taking out the washing or bringing in the shopping etc. The water heater is also connected to a solar panel outside for hot water.

From the entrance hallway another door leads into a bathroom with toilet, sink, bath and shower over.

Into the living room which has windows to both sides and two sets of double doors that open onto the front terrace and a wood burner inset into the wall for cosy evenings.

From the living room a pocket door leads into a ground floor bedroom suite, with a large double bedroom with fitted wardrobes and double doors onto the front terrace. plus, an ensuite bathroom with sink, WC plus bidet, and large walk-in shower.

On the first floor there is a large landing with a big picture window to admire the views and doors to three double bedrooms plus a bathroom with WC, sink and shower.

The first and second bedrooms are the same size, both doubles with built in wardrobes, plus doors that open onto the large wrap around roof terrace, with great views of the whole area around and the hills and countryside.

The third bedroom or master, is larger, with sockets plus USB both sides of the bed and also has a dressing room with shelves and drawers etc plus an ensuite bathroom with WC, sink and walk in shower. also here are double doors onto a huge roof terrace, with anti-slip tiles and low walls and smoked glass balustrades to make the most of the amazing views.

The whole villa has a central ducted hot and cold air conditioning system, fly screen on all windows which are tilt and turn and are Schuko (one of the best quality German makes)

Along the covered terrace is a separate guest house / annexe, attached to the main house but with its own entrance, a large living / dining and kitchen area with the same kitchen units as the main house and granite worktops, and also fully equipped with oven, hob and fridge freezer, plus a washer/dryer machine. A hallway leads to the bathroom with WC, plus bidet shower, sink and a walk-in shower, also the two double bedrooms with built in wardrobes, and tv sockets. The whole guest house has hot and cold ducted central air conditioning, and fly screens on all of the windows.

Outside there is a large 10 x 5m swimming pool with a half-height wall to one side for extra privacy, a salt system and heat pump, outside shower plus a summer cover. Plenty of terraced area around the pool which also has a beach (seats either side of the steps for relaxing in the shallow water, or swimming or diving into the gradual slope to the deeper 2m end).

To one end of the pool area is a small 3m x 2m storage building where there is also a sink and electric supply.

To the other end of the pool and terrace is a BBQ / summer kitchen, with a large open BBQ, plus sink, gas hob and fridge etc, next to this is an outside toilet and sink.

Joined onto this is the double sized garage, with electric door to the front and another door to the rear, inside is also the solar system inverter and lithium battery. outside the garage are the 16 solar panels that supply the house and pool heater.

Behind the garage is the stairway to the office or extra bedroom, here there is plenty of space for a double bed or a large office with good internet connections or studio with great views from the terrace.

The garden and plot is fully fenced and also has a double gate to the rear for access for tractor etc to maintain the many mature almond trees planted all around the plot. There are also many fruit trees including figs, oranges, lemons, cherries, plums, nectarines, apple, apricots and kiwis, plus a couple of olive trees.

The house is accessed via an electric gate directly from the tarmac road and into the gravel drive which leads to the house and garage with plenty of parking space.

In summary there are 6/7 bedrooms and 6 bathrooms in total, 2 kitchens plus outside BBQ area, 2 living rooms, three large roof terraces, 10 x 5 swimming pool, double garage, Solar system with 16 panels and lithium battery, fly screens on all window and doors, full hot and cold ducted air conditioning throughout, tv points in all bedrooms, mains water and electricity, new individual septic tank.

This villa is in move in condition and available now, no waiting 12 months for your villa to be built, and can be sold furnished including all white goods or unfurnished, not even 3 years old yet and barely used, only as a holiday home.

Close to the popular town of Pinoso and just a short walk to a couple of bars and restaurants, plus the national park of Sierra del Carche with great walking routes, and is in a community of mixed expats and Spanish.

This villa with a total build size of 313m<sup>2</sup> has it all for a large or extended family with space for everyone to be here at the same time to enjoy holidays or to live permanently, early viewing in person or remotely is highly recommended.