



**Property type :** Villa

**Location :** Sax

**Area :** Alicante

**Bedrooms :** 6

**Bathrooms :** 4

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Countryside views

**Parking :** Car port

**House area :** 400 m<sup>2</sup>

**Plot area :** 11600 m<sup>2</sup>

**Airport :** 30 mins

**Beach :** 30 mins

**City :** 5 mins

**Golf :** 20 mins

- ✓ Summer Kitchen
- ✓ Mains Water
- ✓ Air Conditioning
- ✓ Annexe / Guest House
- ✓ Barbecue
- ✓ Solarium
- ✓ Cess Pit / Septic Tank

- ✓ Fast Internet & Phone
- ✓ Central Heating
- ✓ Solar Power
- ✓ Fireplace - Log Burner
- ✓ Utility Room
- ✓ White Goods

- ✓ Mains Electric
- ✓ Oil Central Heating
- ✓ Fenced Plot
- ✓ Alarm System
- ✓ Terrace
- ✓ Not Furnished - By Negotiation

Magnificent 6 Bed 4 Bath Villa with Guest House, Pool, Wooden Cabin, Gardens, Land in a superb location in Sax  
Reduced to 349,995€

Occasionally we come across a property that takes our breath away and we walk around taking photos and shooting a video with stupid grins on our faces knowing that we are privileged to have something wonderful on our books.

With properties such as this it is hard to know where to even begin a description and we, fortunately, have the photos and the video available to help as we run out of superlatives.

This Villa is magnificent in many ways. First of all the build quality is in another league, no expense spared, this was built as a Villa for life and for the enjoyment of all the family young and old with nothing missed out.

The location is first class and the Villa stands proudly in over 2.5 acres of land and is centrally positioned so that there is no concept of neighbours although there are one or two, yet it is five minutes drive into the much sought after town of Sax with its amazing infrastructure that allows you to be at Alicante Airport in 35 minutes and a similar time to the beaches whilst it is a town full of culture and good restaurants, bars and cafes.

The lovely driveway takes you along the approach to the villa and then you see it and if a man's home is his castle then this is that castle. Stepping out of the car you will not easily know where to look first as the gardens and land are so beautiful and designed to be easily maintained.

As you pull yourself together you then find out that this is the rear of the villa and the front is even better where you also find a large modern fountain and a gorgeous swimming pool with pool house to hide the pump and filter.

Staying in the grounds you discover what looks like another house, a lot smaller thankfully but it is a perfect small property for guests. We are always honest with our descriptions and the Guest House needs some work to make it into the perfect Guest House, we estimate in the region of 10,000€ in order that it meets the standards of the main house but this would give you a self-contained "casita" with lots of space and features and it has a carport.

Also within the land is a very cute wooden cabin which was added for the grandchildren as a play den when they were small but it could easily be a tool shed or anything else that draws your imagination.

There are a number of outbuildings for animals and the owner has pigeons and chickens and there are two spacious kennels.

We better get to the Main House which as we approach it we see an enormous terrace that goes around two sides of the property and something I have never seen before, an exterior four-poster bed on wheels which is amazing, no honestly it is absolutely amazing, what a great touch, I know it sounds ridiculous but it just fits.

Through the patio doors and into the lounge/diner with a beamed ceiling and a staircase of the very highest quality that is as big a feature as is the stunning fireplace. There is currently a dining table and chairs for 12 which gives you an idea of the size of the room.

Along a hallway is the fully fitted modern kitchen and towards the end of the hallway to the rear of the ground floor is a big double bedroom and bathroom so that anyone who has difficulty with stairs has a ground floor suite.

The door which shows a sign saying "Museo" or Museum and a collecting cup that has been put there by the grandchildren just makes you realise the love and enjoyment this villa has given people and it leads down to a basement room with a high ceiling that currently is being used as a wine cellar and pool table room and storage space. In the height of summer this comfortable space stays cool although the villa has both air conditioning and central heating.

The upper floor has five bedrooms and two bathrooms, four of which have patio doors out to private balconies with stunning views across the pool area or the land or out to the mountains.

If this property is within your budget then we are envious and we feel it is an absolute no brainer.

The picturesque town of Sax tumbles down a hillside in the Vinalopó Valley, in south-eastern Spain and is one of a series of towns and villages in this region of the Costa Blanca which are dominated by castles. Sax has a population of around 9,000 and is located between the towns of Villena and Elda. The history of Sax goes back to the times of the Moorish occupation beginning during the Eighth Century and little is known of the town prior to that time.

The Castillo de Sax (Castle of Sax) which is lit up at night, was originally built on a limestone ridge during the Tenth Century and the Levante tower from the Twelfth Century still survives today, the keep and courtyards were built at a later date. Despite its strong defensive position, both Sax and its castle were taken by troops under Jaime I of Aragon in 1239 and later in 1476 Sax became part of the Marquisate de Villena, within the province of Murcia. During the War of Spanish Succession (1701 - 1714) Sax sided with Felipe V who conferred the title "Muy Noble y Muy Leal" on the town for its staunch support. In 1836 Sax finally became part of the province of Alicante.

The people of Sax are warm and friendly and the town has a good selection of shops, tapas bars and restaurants, a market is held twice weekly on Wednesdays and Saturdays. As always Sax has its share of fiestas and festivals, the main one being the Moors and Christians festival held during the first 2 weeks of February.

The towering rock which looms over Sax is a popular place for rock climbing, the most notable ascent being the Peñas del Rey.