



**Property type :** Villa

**Location :** Algorfa

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 3

**Year built :** 2022

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Parking :** Garage

**House area :** 197 m<sup>2</sup>

**Plot area :** 236 m<sup>2</sup>

**Airport :** 15 min

**Beach :** 15 min

**City :** 15 min

**Golf :** 5 min

- |                                       |                         |                            |
|---------------------------------------|-------------------------|----------------------------|
| ✓ Summer Kitchen                      | ✓ Fast Internet & Phone | ✓ Mains Electric           |
| ✓ Mains Water                         | ✓ Air Conditioning      | ✓ Walking Distance To Town |
| ✓ Walking Distance - Restaurant / Bar | ✓ Fenced Plot           | ✓ Barbecue                 |
| ✓ Garage                              | ✓ Terrace               | ✓ Solarium                 |
| ✓ Mains Sewerage                      |                         |                            |

We offer this amazing detached villa for sale; this villa is less than 2 years old and has a build size of 197m<sup>2</sup> and sits on a plot of 236m<sup>2</sup>. The villa offers three/four bedrooms and three bathrooms. This is a fantastic opportunity in a terrific location, just a 3-minute walk away from all the local amenities and about a 15-minute drive to the beach. As you walk through the outer gate, and up the steps you have a fabulous private pool to your right and to your left you have access to the underground car parking/garage. The lower terrace runs the full length of the front of the villa and provides ample room around the pool to relax and top up your tan. On entering the property through the main entrance to your left you have the living area, which has lots of natural light as there are glass sliding doors that provide access out to the pool and terrace, which creates an almost seamless transition from the inside living space to the outside. The living area has stairs to the right providing access both down and upwards. As you walk through the living area, the current owners have created a seating area to relax and a dining area for when you have family or friends' round for dinner. At the far end you have the kitchen, which is well designed and fitted with high quality appliances. There is an island worktop that provides a natural break between the kitchen and living area, plus a utility area where the boiler and washing machine are kept. As you walk back through the living area to the far end you have a toilet/cloakroom followed by the first bedroom which has wardrobes and its own private en-suite shower room. As you walk out of the bedroom and take the stairs down, there is a room to your left with cupboards, which could be used as another bedroom or a games room, the choice is yours! As you walk further round you have the entrance to a double garage, the lower level offers an amazing area that can be laid out to your own liking. Walking back to the stairway and going up through the ground level and up to the first floor you have two more decent size bedrooms. Each bedroom has fitted wardrobes, their own private en-suite shower rooms, plus access out to the upper terrace. As you walk out onto the terrace you have a seating area to your left which has ample room for sunbeds, moving further round to the other side of the terrace you have a larger area, with an outside catering area for cooking when you have friends round for a BBQ. The owners have installed a toldo that provides some shade, and has solar panels on the top, which helps reduce your electric bill while also helping the environment. The villa is less than a 3-minute walk to all the local amenities, such as restaurants, shops and bars.

If you've never heard of Algorfa, there's something missing from your life! because Algorfa is one of the most cosmopolitan small towns on the Costa Blanca, if not in the whole of Spain. The surrounding hills offer panoramic views over the campo, assuming you have the energy for the climb, and the town is mostly quiet enough to hear the birds sing and the crickets doing what they do. There are some great walks and hikes around the area too, ranging from a gentle stroll to the challenging 11km Caldera de Gigante (Giant's Cauldron) trek, which is accessible from the Hotel Algorfa, Montemar.

People are frequently amazed at the choice of eating places and shopping experiences Around Algorfa. Our small-town packs a big punch gastronomically speaking, with everything from snacks to three course Menus del dia and Menus de la noche. We could talk all day about what's amazing about Algorfa, but we'd much rather you came to find out for yourself. Come and visit soon, and if you're looking to relocate to Spain, consider Algorfa. It's a wonderful place to live, with lots to see and do and a friendly face around every corner.