

## Beautiful 2 Bed Reformed Finca with equally Beautiful 2 Bed Guest House in Salinas.

Ref: HB18222

**Price**  
**€399,995**



**Property type :** Villa

**Location :** Salinas

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Car port

**House area :** 325 m<sup>2</sup>

**Plot area :** 7500 m<sup>2</sup>

**Airport :** 45 mins

**Beach :** 45 mins

**City :** 40 mins

**Golf :** 30 mins

- ✓ Summer Kitchen
- ✓ Mains Water
- ✓ Solar Power
- ✓ Fireplace - Log Burner
- ✓ Terrace

- ✓ Fast Internet & Phone
- ✓ Central Heating
- ✓ Double Glazing
- ✓ Barbecue
- ✓ Cess Pit / Septic Tank

- ✓ Mains Electric
- ✓ Air Conditioning
- ✓ Annexe / Guest House
- ✓ Garage

We are pleased to present this property which is indeed extraordinary, not only is it two properties on one plot, a very rare thing, but the location is incredible, whilst it looks to be in the deep countryside, it even has a pine forest, it is only a five-minute walk into the town.

Think of the possibilities, what a truly amazing Bed and Breakfast this would be where visitors would never forget their unique experience. The area is very popular with motorcyclists and cyclists who travel from all over Europe to enjoy the beauty of the mountain roads and they always need exciting properties where their bikes will be safe. If you are looking at a monthly revenue stream, then we would estimate the Guest House would rent out at 650€ per month. Alternatively, this could be the perfect answer for two families or two generations of families as everything is on the flat. Also, for those of you who like your guests not to be living in your space the guest house is perfect to give you and them independent living areas.

I doubt there is such a thing as a country house so close to a town and amenities and Salinas is such a lovely small town with bars, cafes and restaurants etc. It really is around a five-minute walk.

The property has remote-controlled gates and the access is very good with only 20 metres or so of flat track. A long driveway through the easily maintained gardens leads you to the main house.

There is a spacious covered terrace with more than ample room for a large dining table and chairs for al fresco dining and this leads into a super snug kitchen/lounge/diner with traditional features and modern twists. There are stairs off the kitchen leading down to the small bodega, a wonderful touch and an excellent temperature for storing your wine. There are a good number of local bodegas within a 15-minute drive and wine, even very high standard wine is so inexpensive here in Spain.

There is a small hallway that leads through to the two bedrooms and the family bathroom. Once again, the theme is traditional with a modern twist and it is very hard to see what anyone would want to change. The condition is described as excellent and it really is.

You will notice there are radiators in all the rooms as the property benefits from having oil fired central heating, a rare thing in country properties in Spain. The oil is supplied locally and it's a very economical way of heating but as Spain is now the third cheapest country in Europe for electricity, many people are using A/C for cooling and heating. The property has A/C.

At the end of the hallway is another lounge; you are spoiled for choice. Once again this is a cozy room and has a very relaxed feel.

Moving on to the Guest House. Originally a stable this has been converted into a fully self-contained 2 bed 1 bath property and is in keeping with the main house. It has been very tastefully designed and is spacious. At one end of the Guest House is a workshop and a photography darkroom as you will see from the photographs, it is a favourite place for the man of the house.

Next, we have the outbuildings.

There is a garage for one car that is being used as a storage area, then a 3-car carport but there are parking opportunities everywhere. If you held a party and 200 people came I'm sure you could accommodate all the vehicles. My favourite place is what the Spanish call the "summer kitchen", which is where the BBQ is which is covered for all year-round use and there is a washing basin there as well.

The Pump House is behind the kidney-shaped, large swimming pool and contains the pump and filter for the pool, where there is also the third bathroom, especially for guests who you may want to remind to wash off their sun protection cream before getting in the pool!!

The terrace is the most beautiful in winter, in my opinion, it faces the mountains to the east and, around 09:00 to 10:00, the sun rises magically from behind the mountains and gives out natural warmth whilst you sit and enjoy the stunning views all around.

There are two neighbours, both are Spanish and the most immediate live in the family home as they have done for many years and they speak a little English and warmly welcome newcomers.

The property benefits from mains electricity and water, and most of all from 4,500w of Solar Power.

Salinas is a small friendly village where you can find the main shopping facilities you need, as well as banks, a pharmacy, a doctor's surgery, a kindergarten and a school.

The nearest large town, Sax, is about 5 minutes away by car, the motorway access is about 10 minutes away by car and the town of Elda, where the nearest hospital is located, is about 15 minutes away by car.

Living in Salinas, Alicante, allows you to enjoy the best of both worlds—a peaceful rural setting surrounded by natural beauty while still having access to urban conveniences and the stunning Mediterranean coastline.