



**Property type :** Villa

**Location :** Caudete

**Area :** Castilla-La Mancha

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Orientation :** East

**Views :** Mountain views

**Parking :** Car port

**House area :** 220 m<sup>2</sup>

**Plot area :** 7649 m<sup>2</sup>

**Airport :** 45

**Beach :** 45

**City :** 5

**Golf :** 25

- |                                       |                         |                            |
|---------------------------------------|-------------------------|----------------------------|
| ✓ Summer Kitchen                      | ✓ Fast Internet & Phone | ✓ Mains Electric           |
| ✓ Mains Water                         | ✓ Double Glazing        | ✓ Walking Distance To Town |
| ✓ Walking Distance - Restaurant / Bar | ✓ Fenced Plot           | ✓ Annexe / Guest House     |
| ✓ Fireplace - Log Burner              | ✓ Barbecue              | ✓ Garage                   |
| ✓ Terrace                             | ✓ White Goods           | ✓ Cess Pit / Septic Tank   |

Located less than 10 minutes walk from Caudete town, this lovely 3 Bedroom Villa comes with a separate storage garage and wooden guest house, and sits on a plot of 7,649m.

The entire plot is completely fenced, and has a gate across the front entrance with a parking area for several cars. The front of the Villa is south east facing, and has a large terraced area which provides some shade for enjoying the hottest of summer days.

As we enter through the terrace we come into the completely reformed living area, a beautiful space which is full of light and has an open plan fully fitted kitchen, with fridge freezer, built in microwave oven, fitted extractor and double oven and hob. The kitchen has fitted spotlights to enhance the experience in the evenings. New windows with double glazing and a new patio door leading out to the seating area at the side of the house, along with a feature log burner in the corner which provides enough heating for the entire house in those winter months.

The living area has two large double bedrooms, with new windows and a third single bedroom that is currently used as an office space.

There are two bathrooms, both modern design and the first with walk in shower, underfloor heating, spotlights with colour change facility, bidet and W/C, plus a double sink in the vanity unit and mirror with lights that can connect to play your music through.

The second bathroom consists of basin, W/C and bidet with a storage room behind.

The plot is fully fenced, with many Olive and almond trees in production, with irrigation throughout, and many various fruit trees on the plot, including Fig, Almond & Pomegranate and of course some Grape Vines. There is a large area previously covered for protection and the metal frames remain in place, so if you are interested in producing your own vegetable area this will be perfect for you.

To the side of this area, there are some animal pens that are solid construction, all fully fenced and an ideal start for anyone looking for a business of animal kennels or breeding.

As we come into the plot from the gate, we have a large terraced area with a wooden guest house, away from the main house so providing guests with some privacy, there is a covered area for them to sit and enjoy the spectacular views across the nearby mountain range.

To the rear side of the house, we have another bathroom, again with walk in shower, vanity unit and W/C, and this is next to the Pool area where you will be spending much of your time.

The Pool is 7m x 4m and has a newly fitted filter and pump system, located to the side of the pool., and has many areas to sit and enjoy the lovely Spanish sunshine throughout the year.

Next to the Pool area, we have a large garage construction, in total 55m<sup>2</sup> of concrete and brick build, in here we have a second kitchen area, with a traditional bread/pizza oven, washing machine and fridge freezer and oven. There is another small storage room at the back which could be converted into another bathroom, and you would be able to make a two bedroom guest house from the remaining garage area. With running water, electric and waste, a two bedroom guest house would make a great addition to the property.

Caudete is a nice Spanish town with a British run indoor Market on the weekends. There are Hospitals, schools, two train stations including the new high-speed train that can be in Alicante in 15 minutes, or Madrid in less than 2 hours. There is a Tennis academy, Museum's, Go kart race track, and a sports centre all close by, either in the village, or in the city of Villena, which is only ten minutes' drive from Caudete. Close to the property you will find large Supermarkets, and many Banks, Restaurants and Cafés. Caudete is only 45 minutes from the beautiful Beaches of Alicante.