

## Villa for sale

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## Villa for sale type unknown

Price: €495,000  
Bedrooms: 3  
Bathrooms: 2  
M2 Living: 194<sup>2</sup>  
M2 Plot: -  
M2 Terrace: -  
Address: Competa,

This well appointed, immaculately presented, luxury villa is located between the villages of Competa and Canillas de Albaida with easy access off the road running between the two villages. It is situated in a slightly elevated position which affords spectacular uninterrupted views across the surrounding countryside and down to the sea. It is built on a good sized plot with a large number and variety of fruit trees including avocados, lemon, lime, tangerine, pomegranate, fig, almond and olive. There is also a small orange grove to the rear of the property. The property has 3 double bedrooms including a very large master bedroom with en suite bathroom and walk-in wardrobe. There is a separate family bathroom, modern fitted kitchen, dining room, large living room, study and sun lounge. Outside there is an extensive terraced area and a good sized swimming pool, a jacuzzi as well as a barbecue area. There is a car port with space for two motor vehicles and also a large storage shed. From the Competa/Canillas de Albaida road a short concrete driveway leads to the property which has a gated entrance. This leads to the car port and steps leading up to the main entrance. Off the hall there is a utility room which is fitted with kitchen units, sink and granite worktops. There is ample space in here for a washing machine, an American style fridge freezer as well as an additional freezer. Next to the utility room is a fully fitted modern kitchen with plenty of storage units, dark granite work surfaces and a breakfast bar. The kitchen has an electric hob with extractor, an integrated electric oven, dishwasher and fridge. A window provides natural light and stunning views down to the sea. There is air conditioning fitted in this room and the ceiling is pitched with rustic wooden beams. The property has a generous sized dining room with space for dining room furniture to seat at least 8 people. There is also ample space for other furniture such as a drinks cabinet, sideboard and occasional furniture. From the dining room an archway leads to a corridor leading to two 'mirror image' double bedrooms with fitted wardrobes and space for a double bed and bedroom furniture in each. There is a family bathroom serving both bedrooms with a fully fitted large walk in shower cubicle, toilet and hand basin set in a vanity unit. From the dining room, glazed, double wooden doors lead into the large lounge with space for a 3 piece suite of furniture as well as other occasional lounge furniture. In the corner of the room there is a log burner set into a built in fireplace. From the lounge, sliding patio doors lead out into a good sized sun lounge/study with access to the outside terrace, swimming pool and jacuzzi. Off the lounge is a very large master bedroom with an en-suite bathroom, fully fitted with a large walk in shower cubicle, toilet, hand basin set in a vanity unit and a bath. Also off the master bedroom there is a walk in dressing room. The master bedroom has air conditioning fitted as well as a ceiling fan. From the bedroom sliding patio doors lead into a 2nd sun lounge with space for seating, table and chairs. Outside there is a large terrace and a

good sized swimming pool with views down to the sea. The terrace extends around the property where there is a brick built barbecue. There is ample space on the terrace for sun loungers as well as tables and chairs for relaxing or dining al fresco. To the front of the property you will find a large avocado plantation along with a variety of other fruit trees as mentioned earlier. Alongside the large variety of fruit trees are various indigenous plants and shrubs. In the grounds there is a well which supplies the water for the irrigation system. This is a superbly presented villa with a modern feel but in some of the rooms there are pitched, beamed ceilings giving the property an almost rustic feel. The fixtures and fittings are of a luxury standard and include a 24 hour CCTV system and full central heating in every room. This would make a superb, luxury family home with easy, convenient access and must be seen to be fully appreciated. For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide therefore they are not binding or contractual. Features \* Pool \* Parking \* Sea View \* Terrace \* Easy Access

