

Villa for sale type unknown

Price: €299,000

Bedrooms: 5

Bathrooms: 3

M2 Living: 251²M2 Plot: 4400²

M2 Terrace: -

Address: Salares,

This is an impressive and imposing villa located approximately 10 minutes from the villages of Salares, Archez and Canillas de Albaida. Access is gained from the main Archez to Salares road along a well kept rural track where you arrive at the entrance to the property. The property is spread over 3 floors and includes a 1 bedroom apartment on the ground floor as well as a large garage for a motor vehicle and/or storage. The 1st and 2nd floors have 2 bedrooms each with the 2nd floor giving access to an impressive roof terrace affording spectacular, panoramic views. There is gated access to the property at three points with the main gates leading to a driveway and to the garage. In turn you will find a good sized swimming pool surrounded by terracing and a vine covered pergola providing shade. To the rear of the property sloping downhill there is a large plot of land with a wide variety of plants and fruit trees including olive, avocado, lemon, almonds and nectarines. Entrance Gate As you approach the property to one side there is a parking area for 2 motor vehicles and a gate onto the villa. Further along there is a double metal gate leading to the front door as well as large double gates leading down the driveway to the garage and pool area. Entering the property through the main door you arrive in an entrance hall. Immediately to the left you will find a large fully fitted kitchen/diner. Here there are plenty of kitchen storage units along with a gas hob and extractor over, electric oven, fridge freezer, dishwasher and a double sink. There is space in here for a dining room table and chairs for 6 people as well as a storage dresser and sideboard. The room is dual aspect and has a free standing log burner in one corner. Opposite the kitchen double wooden doors lead into a large lounge, which has a rustic brick built fireplace with a free standing log burner inset. This room is dual aspect with rustic wooden ceiling beams. At the end of the hallway to the right you will find a good sized double bedroom with space for a double bed, drawers and wardrobe. The room is double aspect and has views to mount Maroma. Adjacent to this room you will find a family bathroom fully fitted with a full sized bath with shower over, toilet and hand basin with rustic style vanity unit. There is also a heated towel rail fitted and the ceilings are wood lined with rustic beams. Further along the hall adjacent to the bathroom there is a further double bedroom with space for a double bed as well as bedroom storage furniture and bedside cabinets. This room is dual aspect with views to mount Maroma and over the outside terrace and pool area. Back along the hallway a doorway leads into a small atrium with a wood and iron spiral staircase leading up to the 2nd floor. There is a storage cupboard at the foot of the spiral staircase. At the top of the staircase you arrive on a landing. Off here you will find a shower room with a hand basin, toilet and shower cubicle. Next to this there is a double bedroom with doors out to a balcony with impressive views across to mount Maroma and surrounding mountains and countryside. There is a further

large double bedroom with space for a double bed, bedroom storage furniture and space for a study desk and dressing table. There are two fitted storage cupboards in this room. Glazed double sliding doors lead onto a balcony to the front of the property with views across the countryside and down to the Mediterranean Sea. From this floor a door leads out onto a large roof terrace of 51m² which offers spectacular views to Maroma and the mountains one way and down to the sea the other. From here you can see Lake Vinuela the villages of Salares and Comares in the distance as well as El Torcal in the far distance. There is ample space here for sun loungers, outside dining furniture and a barbecue. Outside the property to the main driveway gates, the concrete drive leads down to an 8m x 4m swimming pool and outside terrace. Here you will also find the large garage with space for a motor vehicle and storage or workshop. From the garage a door leads into the ground floor apartment. There is a further entrance to this open plan apartment on the opposite side of the property leading off an outside gravelled terrace with barbecue. Steps lead up from this area to the front of the house and outside parking. The open plan apartment has a very spacious living area as well as a kitchen fully fitted with a gas hob, electric oven, microwave, fridge freezer and work surfaces. There is a large brick built fireplace with a free standing wood burner inset. Shelving and storage can be found in alcoves around the walls. Off the open plan living room/kitchen there is a shower room with a toilet, hand basin and a walk in shower. Also off this room a corridor leads to a large double bedroom. There is hanging space around the walls of the bedroom and the ceilings have wooden beams. The walls of the apartment are wood lined and insulated to northern European standards. The property benefits from gas fired central heating throughout, free internet connection and as well as having mains water there is a 17,000 litre water deposit for irrigating the many and varied fruit trees. This is a truly impressive property with spectacular panoramic views. It would make a fabulous family home or would be ideal as a holiday rental or bed and breakfast business. Ideal for people who like to be in the countryside with fabulous walking on your doorstep. Excellent value for money and has to be seen. 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 * Large plot * Separate Accommodation * Garage

