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Villa for sale

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Price: €695,000

Bedrooms: 5

Bathrooms: 3

M2 Living: 256<sup>2</sup>

M2 Plot: 800<sup>2</sup>

M2 Terrace: -

Address: El Portet, Alicante

This unique, quality property boasts spectacular views over the surrounding countryside with the Mediterranean Sea in the near distance and is enviably located within walking proximity of the tapas bars and shallow waters of the fabulous El Portet sandy beach. Amongst the many traditional features included in this wonderful property are aged oak beams throughout the property, fabulous Tosca sandstone columns, plantation style shutters on the poolside bedroom windows and carefully chosen ceramics to compliment the traditional feel. Entry from the street through an impressive solid timber (electrically operated) vehicle access gate with an integral pedestrian entry door, onto an expansive paved driveway balustraded to the edge in wrought iron and providing sufficient space for several cars. There are also 2 fixed sunshade sails for vehicle protection. Entry into the ground floor accommodation is via a covered entry porch to a security door through into an entrance hallway (3m<sup>2</sup> approx) providing, on the left, access to guest cloaks (wc, sink and vanity unit) and to the right, a 5th bedroom with fitted wardrobes (currently used as an office). The hallway then distributes forward to a marvellous lounge/dining room (45m<sup>2</sup>) ..... (separated by a huge oak lintel beam resting on 2 Tosca sandstone columns) and a beautifully fitted American style kitchen with a convenient utility to the rear. The lounge and dining room have direct access to a breathtaking beamed naya with outstanding views. Off the lounge is a small distribution hallway at the head of a stairwell (magnificently beamed) which leads off to a double bedroom (15m<sup>2</sup>) with built-in wardrobes, a "Romeo and Juliet" balcony, a 4 piece ensuite shower room (5m<sup>2</sup>) and direct access to the stunning naya. The staircase from this level leads down to the lower level which consists of 2 double bedrooms, a shower room and a generous master bedroom with a "dressing room", a 4 meter run of built-in wardrobes and a lovely ensuite bathroom. All 3 bedrooms have sliding double doors leading out to the pool terrace. The villa specification includes: reverse cycle ducted air-conditioning, ceiling fans in the lounge and all bedrooms, a feature Tosca stone fireplace with a log burner insert in the lounge, satellite dish, dry stone walls, sensational ceramics throughout, plenty of storage and underbuild space, a 9m x 4m mosaic swimming pool with Roman end, a poolside shower, a fantastic built-in bbq with granite worktop and bar at the poolside and a fully irrigated, multi-level garden, well stocked with lemon, orange, olive and nispero trees, Washingtonia and Phoenix palms, bird of paradise, hibiscus, bourganvillea and other mature shrubs.