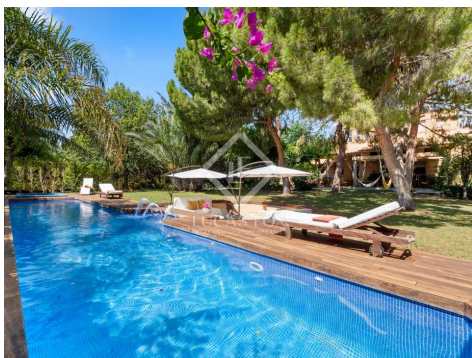


€1,400,000 House / Villa - For sale

## Excellent 6 Bedroom house / villa for sale in Villafranqueza, Alicante

Spain » Alicante » Alicante ciudad » 03112

**6** Bedrooms      **5** Bathrooms      **604m<sup>2</sup>** Floorplan      **2,164m<sup>2</sup>** Plot size



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## Great detached villa, perfect as a first residence, with a large garden and private pool for sale 15 minutes from the centre of Alicante.

Lucas Fox presents this single-family villa located in a quiet environment, away from the stress of the city and close to all amenities, such as the university and, in the future, connected to the Alicante tram.

This independent single-family villa presents an architecture that stands out among the properties in the Villafranqueza area. It sits on a plot that exceeds 2100 m<sup>2</sup> and offers several areas to enjoy the outdoors, with family and friends, a unique property to live and enjoy day to day.

Entering the plot, there is a large garden, an area with natural shade from palm trees and pine trees, the wonderful pool area and jacuzzi, perfect for enjoying the summer months. Immediately, we find the barbecue area, pizza oven and exterior bar with beer tap, with tables and chill-out area; A perfect area for celebrations and events.

The side of the house has an area with fruit trees and, behind it, we find a play area, a secondary area and a parking area for three cars. This area is covered by 26 solar panels that generate 10 KW/hour.

Upon entering the house, on the right hand side, we have the day area that is made up of a double-height living room with access to the main terrace and connected to the dining area and, further on, to the large kitchen. The kitchen has access to the courtyard, a shady area, ideal for eating during most of the year. The kitchen also has a gallery and laundry room.

The other part of the main floor, the bedroom area, is distributed in a main bedroom with access to the garden, a dressing room and a private bathroom with a shower area and a Jacuzzi area, as well as three secondary bedrooms, a bathroom and a toilet.

Going up to the first floor by the staircase that separates the living room area from the dining room area, we reach the secondary living room, a quieter area to read. It is well connected to the main living room and has an study area and a large terrace that can be converted into another bedroom.



[lucasfox.com/go/ali44072](https://lucasfox.com/go/ali44072)

Terrace, Swimming Pool, Garden, Jacuzzi, Natural light, High ceilings, Parking, Transport nearby, Storage room, Solar panels, Playground, Pet-friendly, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Built-in wardrobes, Alarm, Air conditioning

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Bedrooms	Bathrooms	Floorplan	Plot size

The lower ground floor has plenty of natural light and has been conceived as two different areas, each with independent access: an study area and a guest area. The study area, of more than 70 m<sup>2</sup>, has its terrace and toilet, as well as two bedrooms or storage areas. The guest area offers a living room-kitchen, a terrace and a double bedroom with a private bathroom.

The villa has the best qualities, such as climalit windows, a heating system with an electric and gas boiler and radiators, an alarm system, air conditioning and solar panels that help reduce the electricity bill by 80%, among others.

A fantastic home near the city, with a lot of privacy in a quiet area, perfect for a first residence. Get in touch for more information.

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