

€1,450,000 House / Villa - Sold

## Excellent 7-bedroom country house for sale in Dénia, Costa Blanca

Spain » Costa Blanca » Dénia »

<b>7</b>	<b>9</b>	<b>900m<sup>2</sup></b>	<b>4,991m<sup>2</sup></b>
Bedrooms	Bathrooms	Built size	Plot size



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### OVERVIEW

## Excellent 7-bedroom country house for sale in Dénia, Costa Blanca.

This magnificent property is located in a tranquil, rustic location between the towns of La Xara and Ondara; offering a convenient short drive to all amenities, whilst benefiting from complete privacy.

There are two accesses to the estate, which offsets the clever internal distribution; giving the option to separate the property into two individual dwellings. Electric entrance gates open on to the sweeping driveway between the mature gardens, lined with tall trees leads to the covered car port, stables and plenty of parking.

Both the Southern and Eastern facades of the villa are entirely dedicated to a wide, open covered terrace, or "naya" with numerous areas to relax and from where to enjoy the breathtaking vistas over the surrounding countryside and rolling hills of the Marina Alta region.

Large and ornate wooden doors lead to the central entrance hall, with two living rooms and a guest WC to the right, dining room with wood-burning stove to the left and the spacious kitchen with lounge area and access to the interior courtyard.

The main living space has large wooden windows opening out onto the naya which, combined with the high ceilings, creates a comfortable space that is brimming with light. The kitchen is the family hub of the property; with fully integrated top of the range appliances, a breakfast bar, lounge space and the adjacent wine cellar and courtyard, it's a space to be enjoyed.

On this level is also a dual height suite, with a wooden mezzanine bedroom area, living space and an en-suite shower room.

Upstairs, are two further bedroom suites; each with dressing room, bathroom with bath and separate walk-in shower and balconies from which you can admire the views over the countryside.

The second part of the property was renovated in 2016, and offers a second living/dining room which opens out on to the charming courtyard, full kitchen, guest WC and four additional bedroom suites, each with access to the terraces, dressing area and shower room.



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Mountain views, Horse-riding facilities, Marble flooring, Parking, Air conditioning, Alarm, Barbecue, Built-in wardrobes, Chill out area, Double glazing, Equipped Kitchen, Fireplace, Pet-friendly, Playroom, Renovated, Service entrance, Tourist License, Utility room, Views

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The exterior entertaining space is equally impressive. The interior courtyard benefits from full sun in winter, and the original walls of the property protect this space from any wind; making it a wonderful winter garden. From here, is the striking 12 x 6m swimming pool, surrounded by a covered dining and relaxing space, summer kitchen, poolside shower room, a covered terrace for the pool and ping pong tables; all totally private and surrounded by the manicured lawns.

The gardens are also of note, and include: over one hundred rose bushes, citrus trees and a water feature aside a wooden pergola. There are also two stables with tack room at the bottom of the garden to make any budding equestrian's dream come true.

Practical extras to the property are: oil fired central heating, air conditioning and sound system throughout, wooden double-glazed windows, car port, private well plus agricultural water, oil tank, new electrical and plumbing installations and a watering system.

The property was recently featured on Channel 5 UK's "Costa del Celebrity" television programme as a holiday home for five British celebrities whilst they discovered parts of Spain.

Annual maintenance for the property is approximately 3,000€.

The property could also hope to achieve an approximate annual rental yield of 4%.

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