



**Property type :** Villa

**Location :** Pinoso

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Garage

**House area :** 277 m<sup>2</sup>

**Plot area :** 10000 m<sup>2</sup>

**Airport :** 45 mins

**Beach :** 45 mins

**City :** 45 mins

**Golf :** 30 mins

- ✓ Summer Kitchen
- ✓ Mains Water
- ✓ Double Glazing
- ✓ Barbecue
- ✓ Terrace
- ✓ Cess Pit / Septic Tank

- ✓ Fast Internet & Phone
- ✓ Air Conditioning
- ✓ Fenced Plot
- ✓ Garage
- ✓ Solarium

- ✓ Mains Electric
- ✓ Solar Power
- ✓ Annexe / Guest House
- ✓ Utility Room
- ✓ Furnished

We are pleased to present this lovely Villa in Pinoso, with a total of 4 bedrooms and 4 bathrooms, including a self-contained guest apartment, this property combines high-quality finishes with modern convenience.

When entering the property, you have a set of steps leads up to a spacious conservatory, enclosed by glass curtains that can be fully opened to let in the fresh air and sunshine.

Inside, you have a beautiful open-plan living area featuring a nice bright lounge, dining space, and a lovely modern kitchen. The kitchen includes high-end appliances such as a Miele oven, a Balay induction cooker, and a breakfast bar. The living area is beautifully furnished and includes a nice pellet burner, perfect for cozy winter evenings. From here, a door leads to the main entrance, which includes a convenient space for coats and shoes and provides access to the front of the house.

You have a welcoming hallway that leads to the first bedroom currently used as an office, and a second bedroom with fitted wardrobes. The master suite features large built-in wardrobes and stylish ensuite bathroom there's also a beautiful finished family bathroom for added convenience.

The first-floor host a self-contained guest apartment, complete with kitchen bathroom and private solarium a perfect space for visitors or independent living. This level also has its own air conditioning unit (hot and cold).

Outside, the property enjoys excellent access via a tarmac road and features electric gates for added security.

The landscaped gardens are filled with mature Palm, Olive and fruit trees, creating a peaceful mediterranean setting. A stunning 10x5m swimming pool sits at the heart of the outdoor space, surrounded by lovely seating areas, a summer kitchen which is equipped with all you need and a BBQ area perfect for entertaining, there's also an outdoor toilet and shower which is very convenient when enjoying the pool area.

You have a lovely 10x5 metre heated swimming pool, complete with Roman steps, a pool cover, and a solar-powered heating system connected to 10 solar panels, these are dedicated to warming the water. which is great for swimming throughout most of the year.

This property truly has it all, style, comfort, and exceptional outdoor living.

A must-see home that perfectly combines privacy space, and Mediterranean charm, so don't hesitate, contact us today to arrange a viewing.

About Pinoso.

Pinoso has all the amenities you need: Supermarkets such as Consum, Dia, Mas y Mas and Hiperber, a wide range of restaurants including Irish and Indian and bars (50+), a 24hr medical centre, English speaking dentists, veterinary, shops, bars, restaurants, etc and celebrates a weekly market on Saturday and indoor market open 6 days a week.

Pinoso has 3 primary schools, a high school and a music school. There is also a new cultural centre which houses a library and Spanish classes open to foreigners.

It's one of Spain's richest towns, with a marble mine, thriving footwear industry, salt deposits and a booming wine and agriculture industry. The town sits located in the mountainous countryside of the Alicante wine region, 45-50 minutes' drive to Alicante airport, city and beaches and close to the border of Murcia.

The city Elda & Petrer is a 20 minutes' drive, it has a large Hospital with English speaking doctors, a huge range of bars and restaurants, indoor shopping centre, big international gym, Carrefour, Aldi, Lidl, Cinema with English movies shown weekly, bowling and fast-food outlets.

Throughout the year Pinoso has its traditional Spanish Fiestas with parades and musical performances which are renowned around the country, bonfires with a magic feeling and where people go out on the streets. There is also an annual running of the bulls (the bulls are not harmed!) which draws crowds from around the region to watch the brave participants join the bulls in the special arena.