



**Property type :** Country house

**Location :** la Romana

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Driveway

**House area :** 250 m<sup>2</sup>

**Plot area :** 2900 m<sup>2</sup>

**Airport :** 40 mins

**Beach :** 40 mins

**City :** 40 mins

**Golf :** 30 mins

- |                                  |                                       |               |
|----------------------------------|---------------------------------------|---------------|
| ✓ Fast Internet & Phone          | ✓ Mains Electric                      | ✓ Mains Water |
| ✓ Walking Distance To Town       | ✓ Walking Distance - Restaurant / Bar | ✓ Fenced Plot |
| ✓ Fireplace - Log Burner         | ✓ Terrace                             | ✓ Furnished   |
| ✓ Not Furnished - By Negotiation | ✓ Cess Pit / Septic Tank              |               |

We are delighted to present this beautiful renovated old bodega of over 250m<sup>2</sup> located in a small hamlet in the countryside, 3 minutes from La Romana, with views of the mountains.

With the undeniable charm of its architecture and the practicality of its fittings, this property will win you over at first glance.

Whether you're dreaming of convivial receptions around the pool or studious mornings in your light-filled office, everything has been designed with your well-being in mind.

The house comprises a large entrance hall leading to a large room that can be used as an office or reading room with an impressive open fireplace.

The office provides access to the former bodega, which has been converted into a large living room, dining room and open-plan kitchen (approx. 70m<sup>2</sup>).

From here, you head towards a laundry room (11 m<sup>2</sup>), a lovely bedroom and a shower room with WC offering all the necessary comforts.

A beautiful staircase in local stone takes you to the first floor, where you will find 2 further large bedrooms, a second shower room with WC and an attic.

The house is connected to mains water and electricity.

The garden measures 2900 m<sup>2</sup> and is fully fenced, with 3 different gates for access, some olive trees, almond trees and trees that stay green all year round.

A beautiful above-ground swimming pool with decking and mountain views will ensure you have a great time.

The house can be sold furnished (negotiable).

Please do not hesitate to contact us for further information!

**Highlights:**

- \* Modern comfort and flowing living spaces
- \* Guaranteed privacy and tranquillity
- \* Exceptional natural setting, perfect for lovers of peace and quiet

