

5 Bed Villa

Parcent, Alicante, Spain

€299,500

for sale by *Sally* in spain.com
ENGLISH ESTATE AGENCY SELLING SPANISH PROPERTIES



5 Bedrooms



3.0 Bathrooms



Villa

Property Description

FSBS276 VILLA PARADISE €299,500

Watch our Virtual Video Viewing!

Located in an area of outstanding natural beauty

Fantastic views

2 separate accommodations

5 bedrooms & 3 bathrooms

Separate home office with views!

Low maintenance plot

25/30 mins drive to Denia and Calpe beaches!

We are pleased to present Villa Paradise, the name describes the stunning location, the beautiful mountain views down to a distant sea view. The area is now designated as protected; therefore, it cannot be over built and not possible to get any permission to build anything new which is of great benefit as it preserves your views forever! You could not expand the house because of this.

Villa Paradise was built in 1984, with a build size of 176 m² (includes the pool), a plot size of 928 m², 2 independent living accommodations, 5 bedrooms and 3 bathrooms, independent home office, utility room, large garage, and plenty of storage. There is an ample sized pool for cooling off which is 4m x 3.5m with jacuzzi type jets, it has a pretty rock feature with water cascade into the pool. The plot is totally fenced and gated with a large sail used as a shaded carport, pretty dry-stone walling frames the drive and the front external wall of the villa. The drive is long and paved with a very practical non-slip surface. Within the pool terrace is an ornate fishpond with stone surround, it currently has fish in it, it has a water feature fountain on top which could be reinstated if required but is not currently used.

This beautiful plot has a low maintenance mature garden with colourful Mediterranean plants and trees including some mature palm trees, there is an array of fruit trees consisting of Apple, Pear, Lemon, Pomegranate, Avocado, Olive, Orange, Cherry and a grapevine, there is also garden irrigation set up too.

This property is ideal as a holiday home in the sun as its easy to lock up and leave, or it would make a fabulous permanent home! The real bonus is the most fantastic hiking and cycling countryside on the doorstep!

Villa Paradise benefits from oil central heating, guttering to collect rain water that goes into a water deposit to irrigate the garden with, a quiet location, a covered Naia and a large open terrace the length of the villa to soak up the views from, a wood burning fire in the lounge for cosy winter nights, UK TV via satellite, stunning views from nearly every window in the property, alarm system, long drive with plenty of off road parking, mosquito blinds, good Wi-Fi, mains electric and water, walking distance to the village with 4 x bars and restaurants, public village swimming pool, pelota courts, a hotel, medical centre, pharmacy, supermarket, bread shop, post office and buses to Denia town. This property benefits from being sold partly furnished (some personal items will be removed) so there is allot of value add, just turn the key, unpack and move in and enjoy the sunshine and everything Spain has to offer!

Yearly rates (Suma tax) €254.00 and bin tax (basura tax) approx 50.00 euros a year.

Up an external staircase to the 1st floor main living level: -

You enter an entrance hall, off this is a guest bathroom with shower, 2 double bedrooms, both with fitted wardrobes and ceiling fans (one used as an office), the master bedroom having stunning views from the window. Through to the large lounge / diner with double ceiling fans and woodburning fire with access via a patio door to the open terrace, there is a useful blind on this

terrace for shade in the hot summer months. Off the lounge you find the kitchen, which is fully fitted, with 2 ovens, a tv, a breakfast bar with a handy door leading out to the back BBQ terrace.

On the ground floor near the pool is the 2 bed fully functional guest apartment which consists of: -

Pretty arched entrance Naia off the pool terrace, with access to an open plan lounge / diner, through an arch to the fitted kitchen which is handy for making drinks near the pool terrace, there are also 2 double bedrooms and a shower room. (Please note as the ceiling height is just short of the requirements then this underbuild conversion is on the deeds as storage and cannot be changed but can be used by guests as a separate apartment).

There is a separate home office located next to the garage accessed externally, with beautiful views across the valley. There is a handy utility room off the pool area with tumble dryer and gas for the kitchen. The garage is spacious with plenty of storage and a car port too made out of a pretty sail. Superb BBQ Terrace at the back of the property to enjoy alfresco dining.

There are 3 campos (stone walled terraces) to the back of the property that have fruit trees and can be used to grow vegetables, have chickens etc. These 3 stone walled terraces are noted on the deeds. Behind these stone terraces are 5 more stone walled terraces that have been within the boundary fence for many years and have been used exclusively by the current owner, after so many years the land, even though not documented on the deeds reverts ownership to the property as nobody knows who owns it as over the years it has been part of the garden of this property. Now the area is designated as protected land nothing can be built anyway, it is normal for some rural properties to have this where land has possibly changed hands on a hand shake with a Spanish neighbour many years ago or possibly it was always part of this properties garden, but now the land is classified as protected land then the deeds can't be updated to include the top 5 campos /stone terraces that sit behind the documented land, even though they are fenced in as part of the current plot and the boundaries have been in place for many years. We can recommend a good rural solicitor to advise you on this who is very experienced with rural and protected land paperwork.

APPROXIMATE MEASUREMENTS

Main living 1st Floor Accommodation

Lounge: 7.90m x 2.96m
Open Terrace off lounge: 10m long
Kitchen: 4.68m x 2.76m
Bedroom 1: 2.45m x 2.93m
Master Bedroom 2: 2.86m x 2.98m
Guest Bathroom: 1.40m x 1.54m
Guest Bathroom: 1.85m x 1.52m
Bedroom 3: 1.73m x 5.64m (used as an office)

Guest Accommodation below the main living accommodation

Arched Naia: 6.17m x 1.82m with lovely views
Lounge: 5.91m x 2.96m
Kitchen: 1.77m x 1.76m
Bedroom 4: 3.08m x 2.93m
Bedroom 5: 2.93m x 2.90m
Guest Bathroom: 1.77m x 1.85m

External Rooms

Garage: 3.21m x 5.58m
Office: 1.73m x 5.64m
Utility Room: 2.70m x 4.05m

Served by 2 international airports, Alicante and Valencia.

PLEASE NOTE Due to the protected land status, this property would not be suitable for a touristic license or a mortgage.

A beautiful country property with no work to do, with fantastic views, walking distance to a village and 25 mins drive to the sandy beaches, just unpack and enjoy this villa!

Please don't hesitate in requesting a viewing and don't forget to watch the VIDEO!

Photo Gallery





Property Details

- **Property Type:** Villa
- **Location:** Parcent, Alicante, Spain
- **Internal Area:** 176m²
- **Land Area:** 928m²
- **Price:** €299,500
- **Bedrooms:** 5
- **Bathrooms:** 3.0

Property Features

- Swimming Pool
- Double Glazing
- Garage
- off road parking
- close to all amenities
- parking
- sea views
- fitted kitchen
- barbecue
- countryside
- mountain views
- well presented
- good condition
- close to town
- water
- fitted wardrobes
- close to restaurants
- patio
- trees
- quiet location
- beautiful garden
- satellite tv
- electricity
- utility room
- lounge dining area
- automatic irrigation system
- sunny terraces
- easily maintained gardens
- driveway
- mature garden
- fruit trees
- adsl
- garden & pool views
- countryside views
- Central Heating
- wood burner
- covered terrace
- fitted bathroom
- separate office
- oil central heating
- partly furnished
- separate guest accommodation
- good road access
- close to medical facilities