

## Villa in Salinas -

Ref: IVD13805

**Price**  
**€149,500**



**Property type :** Villa

**Location :** Salinas

**Bedrooms :** 2

**Bathrooms :** 2

**Swimming pool :**

**Garden :** Private

**House area :** 95 m<sup>2</sup>

**Plot area :** 1128 m<sup>2</sup>

- |                            |                                       |                          |
|----------------------------|---------------------------------------|--------------------------|
| ✓ Mains Water              | ✓ Water Deposit                       | ✓ Double Glazing         |
| ✓ Walking Distance To Town | ✓ Walking Distance - Restaurant / Bar | ✓ Fenced Plot            |
| ✓ Pellet Stove             | ✓ Barbecue                            | ✓ Terrace                |
| ✓ White Goods              | ✓ Furnished                           | ✓ Cess Pit / Septic Tank |

### Charming Renovated Home with Sustainable Features and Expansion Potential

We are delighted to present this beautifully renovated home, completed in 2021 to an exceptional standard. Combining modern comfort with rustic charm, this property offers a unique opportunity for tranquil living in a spacious and sustainable setting.

The ground floor has been thoughtfully designed with an open-plan layout, creating a light and airy living space. The cosy living room features a pellet burner with an integrated air distribution system that also provides warmth to the master bedroom upstairs. A full bathroom is located on this level, along with a snug area that's perfect for use as a home office or quiet reading corner. The large kitchen space is fully functional and ready for you to personalise with your own choice of fitted cabinetry.

Upstairs, the property offers two generously sized bedrooms. The master bedroom benefits from an en-suite bathroom and the added comfort of warmth from the pellet burner system. The second bedroom is also a spacious and inviting room, ideal for guests or family. Outside, the property is set on a walled and fenced plot of just over 1,000m<sup>2</sup>, classified as rustic land. There is both a pedestrian gate and a car access gate, offering privacy and convenience. For those looking for even more space, there is the option to purchase an additional adjoining plot of approximately 20,000m<sup>2</sup>—perfect if you are considering adding a swimming pool, garden features, or further development.

This home is also ideal for those seeking an eco-conscious lifestyle. It is powered by a state-of-the-art solar system with 16kW of lithium battery storage and an automatic generator backup. Water is supplied through a "riejo" system, supported by an automatic rainwater backup, ensuring a reliable and sustainable water source year-round.

This thoughtfully upgraded property combines modern efficiency with countryside charm, making it a true hidden gem. Don't miss the

