

## Villa in Barbarroja -

Ref: AMAM-BRJGER

**Price**  
**€245,000**



**Property type :** Villa

**Location :** Barbarroja

**Bedrooms :** 4

**Bathrooms :** 2

**Swimming pool :**

**Parking :** Garage

**House area :** 183 m<sup>2</sup>

**Plot area :** 1414 m<sup>2</sup>

- ✓ Summer Kitchen
- ✓ Air Conditioning
- ✓ Fireplace - Log Burner

- ✓ Mains Electric
- ✓ Fenced Plot
- ✓ Barbecue

- ✓ Mains Water
- ✓ Annexe / Guest House
- ✓ Terrace

Just 2&nbsp;km from Hondón de los Frailes, in the peaceful hamlet of Barbarroja, lies this charming villa surrounded by mountains and a serene atmosphere that invites you to unwind. Barbarroja boasts a spectacular natural setting, ideal for escaping the hustle and bustle of city life, while still being well-connected: Elche and its famous Aljub shopping centre are just 30 km away, and the golden beaches of the Costa Blanca, Alicante, and the airport are less than 40 minutes by car.□□

Upon arrival, you'll be greeted by a fully paved driveway leading to a meticulously maintained plot adorned with olive and fruit trees. On the porch, with views of the majestic mountains, you can relax with a good book, enjoy a glass of wine or lemonade, or simply marvel at the starry nights that define this Mediterranean retreat.□□

The Villa□□

The interior of the villa is a welcoming space, designed to blend comfort and practicality. The spacious and bright living-dining room features a fireplace and air conditioning for both heating and cooling, ensuring a cozy atmosphere year-round. From here, you'll access a fully equipped kitchen that connects to an outdoor patio, perfect for family gatherings.□□

In the patio, the summer kitchen and barbecue area invite you to host long evenings outdoors. From this area, you can access additional accommodation, guest casita, ideal for guests, which includes one bedroom and a bathroom. There is also another space currently used as storage but which could easily be converted into an extra bedroom or leisure area.□□

The main house offers 3 bedrooms with air conditioning and 1 full bathroom, along with the benefits of 8&nbsp;solar panels and an electric water heater.□□

The property's exterior is as practical as it is charming. An 81 m<sup>2</sup> detached garage provides ample space for vehicles or even a workshop. The entire plot is finished with smooth concrete and offers plenty of parking space for motorhomes, with two fully paved access points for convenience.□□

The house is connected to the grid and to the mains sewerage as well.□□

This villa in Barbarroja is the perfect place for those seeking a home immersed in nature, complete with all modern comforts and close to essential services.□□

Contact us today to arrange a visit to this beautiful villa in Barbarroja, a true gem in the heart of the Mediterranean coast.

