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3 bedroom Villa in Benissa

Benissa, Alicante, Spain

865.000 €

Ref: 721706



Bedrooms
3

Bathrooms
3

Build
230 m²

Plot
12558 m²

Pool
10m x 5m

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Description

Beautiful, rustic finca, privately situated in the picturesque Benissa countryside, located a short distance from Benissa town and the coast.

This rural property with rustic charm offers gorgeous views and magical sunsets in a stunning location. The property has been lovingly maintained and improved upon by the current owners.

UPVC top quality Oak effect tilt & turn, double glazed windows, with mosquito nets and shutters. Matching front door and double doors leading from the lounge to the naya with mosquito nets and electrically operated shutter.

Beautiful landscaped gardens surround this wonderful finca with South facing naya and lovely countryside views from every aspect.

Inside, the rooms have impressive proportions. On the ground floor you have a spacious lounge/diner with log burner and a separate, fully fitted modern rustic style kitchen with all mod cons, yet in keeping with the properties charm.

Continuing on this level and to the left of the hallway there is a large double bedroom with fitted wardrobes and a large separate shower room almost opposite.

At the end of the hallway, another spacious double bedroom with fitted wardrobes/ dressing area and en-suite bathroom.

The feature cast iron staircase, with under stairs storage, takes you to the 2nd level, with master bedroom fitted wardrobes/dressing area and en-suite bathroom.

Worth noting that it is also possible to connect the main living level to the basement below.

Basically, utilising the existing under stairs storage area to create direct access to the multi-use space, perhaps creating a home cinema, gym or some spill over accommodation and bathroom facility. You can use the basement area as you wish but it will remain as a multi-use basement on the deed regardless of what you create for your own requirements.

There is hot and cold A/C in the bedrooms and lounge, plus oil fired C/H throughout.

April 2025, the owners have completely replaced the septic system with the latest total oxidation system to comply with the latest EU water quality regulations. It is certified for up to 10 people or a much larger property. This compliance is a very important asset to the property and a pro-active step in obtaining or renewing the Cedula (certificate of Habitation) which you would need to obtain a tourist licence for rentals, should this be the case.

The finca was built in 2005 to a very high standard of construction with quality materials, including insulation throughout. Since 2016 the property has benefited from an energy rating of (E). Since then, further improvements have been made that may improve the efficiency of the property even more, however adding solar could increase the energy rating to (D) as and when required.

More recently and housed within the basement, a new oil-fired boiler has been installed for the central heating and hot water, plus an additional insulated electric hot water tank that is coupled with the oil-fired boiler. It can also be used independently, for example during the summer months. This system

constantly circulates the hot water, so you don't have to wait too long at the taps for hot water. It provides 200l of back up hot water storage as well.

Outside there is plenty of parking on the sweeping driveway and parking area. It has a well sheltered car port and a large garage with wide plank up and over electric shutter door.

There is a dedicated swimming pool pump room and log storage area.

The huge multi-use basement offers plenty of scope for extra space. It also houses two large 1000l oil tanks in a dedicated room. Another dedicated room houses six 1000l water tanks which fill up with rain water via gutters and downpipes. This is used for the irrigation of the gardens keeping water bills minimal.

The summer kitchen is well equipped for al fresco dining. The 10 m x 5 m swimming pool and jacuzzi are perfect for relaxing during the summer months.

The 12558m2 plot has been suitably fenced off to provide ample garden space and the remainder of the land remains as wild campo, which if required, could be accessed via a gate to make a nature trail etc.

The irrigated gardens offer an array of established trees, many bearing edible fruit. All sorts of plants bushes and shrubs and a growing area for vegetables. The property has secure boundary walls and an automated vehicle entrance gate with new motor and a personal door.

The property is very secure and has the latest alarm system, inside and out, and also a smart home system operated via an app on your phone. Quality cast Iron Rejas to all main windows including expanding security doors to the naya entrance, which is used when away for extended periods for peace of mind.

A nice 25 min walk takes you to the traditional Spanish Town of Benissa and all its amenities and a 15 min drive take you to the centre of Moraira and its lovely beaches and amenities.

Mains electric incoming contracted power of 9.2kw Mains Water with excellent pressure.
Good internet access: Download 102mbps Upload 26 mbps

The running cost are extremely low:

IBI (Rates) €749 p.a. Basura (Rubbish fee) €125 p.a. Water approx. € 230 p.a. Electricity tba.

Early viewing is highly recommended.

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