



## Villa with Pool and Half

Price



**Property type :** Villa

**Location :** Alcoraya

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 2

**Year built :** 1998

**Swimming pool :** Private

**Garden :** Private

**Orientation :** West

**Views :** Mountain views

**Parking :** Garage

**House area :** 373 m<sup>2</sup>

**Plot area :** 10522 m<sup>2</sup>

**Airport :** 20 mins

**Beach :** 15 mins

**City :** 2 mins

**Golf :** 10 mins

- |                          |                          |                            |
|--------------------------|--------------------------|----------------------------|
| ✓ Summer Kitchen         | ✓ Fast Internet & Phone  | ✓ Mains Electric           |
| ✓ Water Deposit          | ✓ Well                   | ✓ Air Conditioning         |
| ✓ Electric Gates         | ✓ Double Glazing         | ✓ Walking Distance To Town |
| ✓ Fenced Plot            | ✓ Fireplace - Log Burner | ✓ Barbecue                 |
| ✓ Garage                 | ✓ Utility Room           | ✓ Terrace                  |
| ✓ Solarium               | ✓ White Goods            | ✓ Furnished                |
| ✓ Cess Pit / Septic Tank |                          |                            |

### Exclusive Half-Cave Villa in La Alcoraya – 373 m<sup>2</sup> Built on a 10,522 m<sup>2</sup> Plot

Located in the La Alcoraya area, this unique property combines the charm of a traditional cave house with all modern comforts. A spacious and versatile construction that offers multiple living areas, quality facilities, and a privileged natural environment.

#### Surfaces and Layout

Built area: 373 m<sup>2</sup>

Main residence: 226 m<sup>2</sup>

Plot: 10,522 m<sup>2</sup> (approx. 1,600 m<sup>2</sup> fenced around the house)

Covered porch: 49 m<sup>2</sup>

#### Main Residence

On the upper level, there is an open-plan living-dining room with fireplace and air conditioning, integrated with the kitchen. The kitchen was fully renovated only 7 months ago, is equipped with an osmosis water system, and includes a separate pantry.

The lower level, built into the cave, houses three bedrooms, a small sitting room, and a full bathroom. This area also features air conditioning and an electric fireplace, ensuring comfort all year round.

The property is fitted with modern ceiling fans throughout, all operated by remote control, allowing regulation of both speed and light intensity, in addition to air conditioning systems on both levels.

#### Exteriors

Within the fenced area of the plot lies a private swimming pool, fully functional, with a night lighting system that allows adjustment of both intensity and color. The pool depth ranges between 1.50 and 1.70 meters.

Next to the pool, there is a summer kitchen with barbecue, as well as a second barbecue area located elsewhere on the estate.

The solarium, recently waterproofed, offers exceptional panoramic mountain views. A designated area for animals has also been prepared on the property.

#### Additional Buildings

Closed garage with capacity for two vehicles.

Independent construction adjacent to the garage, requiring renovation, ideal for conversion into a guest house.

Exterior service toilet next to the main residence.

#### Grounds and Agricultural Use

The estate features outdoor lighting with lampposts, landscaped areas, and a notable agricultural production with 120 olive trees, 11 fig trees, 2 orange trees, 1 lemon tree, 1 pomegranate tree, and various ornamental plants and flowers.

#### Utilities

Connection to mains electricity.

Private well with potable water, providing autonomy and efficiency.

#### Location and Orientation

The property enjoys an excellent location: only 2 minutes' walk from the village center, 15 minutes by car from the beach, and 20 minutes from Alicante Airport.

Its west-facing orientation allows for breathtaking sunsets.

#### Conclusion

This is a truly unique property on the market, combining the authenticity of a cave dwelling with a modern and functional design, extensive land, and excellent outdoor facilities. An outstanding opportunity for those seeking an exclusive residence with privacy, character, and a privileged location in La Alcoraya, close to Alicante and all amenities.