

## Villa with Panoramic Views and All Amenities Just a Step Away

Ref: JJMA7350

**Price**  
**€419,995**



**Property type :** Villa

**Location :** Petrer

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 2

**Year built :** 1973

**Swimming pool :** Private

**Garden :** Private

**Orientation :** East

**Views :** Mountain views

**Parking :** Car port

**House area :** 250 m<sup>2</sup>

**Plot area :** 5000 m<sup>2</sup>

**Airport :** 30 mins

**Beach :** 30 mins

**City :** 2 mins

**Golf :** 35 mins

- ✓ Fast Internet & Phone
- ✓ Air Conditioning
- ✓ Walking Distance - Restaurant / Bar
- ✓ Fireplace - Log Burner
- ✓ Terrace
- ✓ Mains Electric
- ✓ Electric Gates
- ✓ Fenced Plot
- ✓ Barbecue
- ✓ Furnished
- ✓ Mains Water
- ✓ Walking Distance To Town
- ✓ Annexe / Guest House
- ✓ Utility Room
- ✓ Cess Pit / Septic Tank

### Stunning Villa for Sale in Petrer: Space, Comfort, and an Ideal Location

We present to you this exceptional villa located in one of the most sought-after areas of Petrer, perfect for those seeking spaciousness, tranquility, and a connection to nature, without sacrificing proximity to essential services.

#### Property Details

- Built area: Approximately 250 m<sup>2</sup> distributed over two floors.
- Bedrooms: 4 spacious rooms designed for maximum comfort.
- Bathrooms: 2 fully equipped bathrooms.
- Climate and comfort: Air conditioning and a fireplace on both floors, creating cozy spaces throughout the year.
- Versatility: Ground floor prepared to function as an independent guest house.
- Terrace with spectacular views of the mountains and the iconic historical castle of Petrer.

#### Outdoor Features

- Private plot of 5,000 m<sup>2</sup>, fully fenced for added security.
- Private pool surrounded by a spacious relaxation area and equipped with a barbecue.
- A second barbecue area in another part of the garden, ideal for outdoor gatherings and events.
- Playground, perfect for children to enjoy in a safe environment.
- Covered parking with capacity for 3 vehicles.
- Storage room providing practical and convenient storage solutions.
- Electric gates ensuring secure and easy access to the property.

#### Prime Location

- Just 7 minutes on foot or 1-2 minutes by car from the center of Petrer.
- Only 5 minutes by car to supermarkets, gas stations, and Petrer's shopping center.
- Nearby restaurant within walking distance.

#### Spectacular Views

The villa offers unparalleled panoramic views of the El Cid and Bolón mountains, as well as the famous historical castle of Petrer, making every sunset an unforgettable experience.

This property has it all: space, location, privacy, and functionality. Request more information and schedule a visit to discover your new home!

Petrer and Elda are two large towns merged into one, with a total population of over 85,000. Located less than 20 minutes' drive from Alicante city centre and the beaches, and 20 minutes from Alicante Airport. The manufacture of footwear is the city's main industry, and Elda is the site of the Shoe Museum. Elda also hosts an annual shoe fair, which attracts exhibitors, designers, and manufacturers from all over Europe. Other manufactures include paper, furniture.

It has all amenities and supermarkets, such as Carrefour, Aldi, Mercadona, Lidl, Consum and more, as well as a shopping centre, cinema with English movies shown weekly, bowling, English speaking dentists, big international gym, veterinary, weekly markets, fast food outlets, junior schools, high schools, music schools, a theatre, many parks and a huge range of bars and restaurants.