

## Villa in Hondón de las Nieves -

Ref: LJ2372

**Price**  
**€449,500**



**Property type :** Villa

**Swimming pool :**

**House area :** 363 m<sup>2</sup>

**Location :** Hondón de las Nieves

**Plot area :** 1300 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 3

✓ Pre-installation for Air Conditioning

### Live the Spanish Dream in the Heart of the Hondón Valley

Are you ready to embrace the relaxed Spanish lifestyle, surrounded by the natural beauty of the Hondón Valley? This meticulously maintained villa, just 30 minutes from Alicante airport and the stunning Costa Blanca beaches, offers the perfect blend of comfort, convenience, and serenity—ideal for both holiday retreats and permanent living.

#### Prime Location with All Amenities Nearby

Nestled in the peaceful urbanization of *La Montañosa*, this villa borders a vast nature reserve, offering endless opportunities for walking, cycling, and soaking in panoramic mountain views. Located between the charming villages of Hondón de las Nieves and Hondón de los Frailes, you'll have easy access to supermarkets, restaurants, schools, medical facilities, sports clubs, and more. Plus, vibrant cities like Alicante, Aspe, Novelda, and Elche are just a short drive away. The urbanization itself also features a hotel/restaurant that hosts regular social events—perfect for balancing relaxation with community life.

#### Spacious Garden and Outdoor Living

Step outside into your private paradise: a fully fenced, beautifully landscaped garden dotted with palm trees. Cool off in the 10x5 meter swimming pool or unwind in the pool house with a separate toilet. There's also a large aviary and plenty of parking—including a spacious garage with an electric door. An adjoining room offers versatile space for a workshop or home gym.

#### Versatile Layout Across Two Levels

##### Ground Floor Guest Suite

A complete guest house awaits with its own bathroom, open-plan living/kitchen/bedroom area, and separate storage with a boiler—ideal for hosting family or friends.

##### Main Floor Living

Upstairs, you're welcomed into a bright, semi-circular living room with an open kitchen and large windows that flood the space with natural light. Step out onto a covered terrace and take in sweeping views of the surrounding landscape. This floor also includes a separate bathroom, a guest bedroom, and a master suite with ensuite bathroom.

#### Modern Comforts & Technical Features

This villa is equipped with every modern comfort:

- Air conditioning (hot & cold)
- Underfloor heating
- High-quality tilt/turn windows with shutters and mosquito screens
- Connections to mains water, electricity, sewerage, and high-speed fiber internet

### Experience the Tranquility and Comfort of La Montañosa

Don't miss your chance to own a slice of paradise in the Hondón Valley. Contact us today to schedule your private viewing!