





## For nature lovers, but without depriving the infrastructure

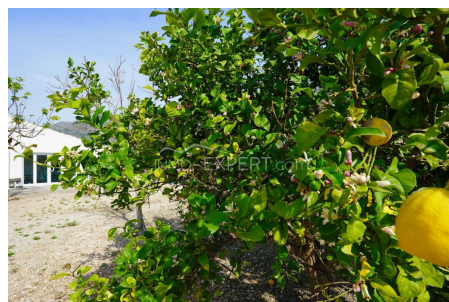
Alicante, Denia

**Sold**

 279 m<sup>2</sup> Built Area    2 Living Rooms    5 Bedrooms    3  
Bathrooms

ID1/1920

€ 585,000



# Description

For sale a villa located in a magnificent setting – between the citrus and olive groves and just 1 km from the town center – Beniarbeig.

An area with clean air and magnificent views of the fields and mountains.

Beniarbeig - An old Muslim farmhouse, is located between the Rectoría Valley and the Marquesado de Denia, at the foot of the Sierra de Segarí and crossed by the Girona River which divides the town in two halves.

It is located at an average altitude of 42 meters and only 3 km away from the beach with a population of just over 2,000 inhabitants, 20% of whom are foreigners from central and northern Europe.

it is located 10km away from Denia, 3,5km away from La Marina shopping center and 6km away from the beach and from the farm to the center of the village – only 1 km away.

The farm sits on a plot of 10,916 m<sup>2</sup>, of which 6,960 m<sup>2</sup> are citrus plantations and 2,000 m<sup>2</sup> of olive trees (it is more than enough to produce your own olive oil).

In the rest of the plot - 1,948 m<sup>2</sup> - this villa is completely flat, swimming pool with outdoor shower, garage, BBQ area, parking and planting of fruit trees: figs, lemons and medlars.

On the main floor of 134 m<sup>2</sup> + 64 m<sup>2</sup> of porch facing south wich offers fabulous views there is:

Living room with high ceilings and closed fireplace, fully equipped kitchen with dining area, utility room, shower room, 2 bedrooms, 2 bathrooms and the master bedroom with dressing room.

On the upper floor of 80 <sup>2</sup>m we find 3 bedrooms, shower room, living room and an open terrace.








The house has pre-installation of AAC and heating and on the ground floor there are motorized security shutters.

It should be noted that the water they use is agricultural with a minimum cost (10 euros approx.)



## General

- Built Area: 279m<sup>2</sup>
- Plot: 10916m<sup>2</sup>
- Floors: 2
- Bedrooms: 5
- Bathrooms: 3
- Living rooms: 2
- Year of construction: 2008
- Condition: good
- Mountain View
- Open views
- km. to the sea: 6
- km. to the city center: 10
- km. to the supermarket: 3
- Orientation: south
- Property Tax (€/year): 600


## Outdoor

-  Pool
-  Private garden
-  Barbecue
-  Parking space
-  Storage room
-  Covered terrace
-  Terrace

## Indoor

-  Laundry Room
-  Fireplace

## Additional

-  Satellite TV
-  Alarm
-  Security door