



**Property type :** Villa

**Location :** Teresa De Cofrentes

**Area :** valencia

**Bedrooms :** 1

**Bathrooms :** 1

**Swimming pool :** Private

**Garden :** Private

**Orientation :** East

**Views :** Countryside views

**Parking :** Driveway

**House area :** 75 m<sup>2</sup>

**Plot area :** 10382 m<sup>2</sup>

**Airport :** 80 mins

**Beach :** 80 mins

**City :** 30 mins

**Golf :** 80 mins

✓ Fast Internet & Phone

✓ Double Glazing

✓ Fenced Plot

✓ Not Furnished - By Negotiation

✓ Mains Electric

✓ Walking Distance To Town

✓ Fireplace - Log Burner

✓ Mains Sewerage

✓ Mains Water

✓ Walking Distance - Restaurant / Bar

✓ Terrace

Beautiful 1 Bedroom Detached Villa with Covered Terrace, Swimming Pool and parking, located close to the town. This beautifully presented property has been lovingly enhanced by the current owners and offers a good-sized living accommodation, with great outdoor space and stunning views across the Valley, and the space to add a further bedroom.

The access to the property is a tarmac road that brings you to the entrance where you have a private driveway with parking for one car. There is a further area behind the property that can also be used for parking. The front of the Villa has a large, covered terrace area, an ideal shaded area to sit and relax during the hot summer months and perfect for those evening barbeques all year round, and from here you can look out over the large plot, which has two levels dedicated to olive production and the mountains behind. As the current owner has only used this as a holiday home, they have a local farmer who looks after the olive production all year round and keeps the olives as his pay. This ensures that the plot is well kept all year round and provides a stunning backdrop for the Villa.

The garden area has a terrace to the front and a tiled pathway that extends towards the side of the Villa to the stairway which takes you down to the pool area. Here there is a large swimming pool and a small building currently used as storage and changing area. This could be transformed into a further bedroom and bathroom for guests to stay. The pool needs some work, and there is no pump or filter fitted. The current owners would fill the pool and use for a few weeks whilst here, then it is emptied down onto the olive groove below. Into the covered terrace, we have the main entrance which brings you into a delightful living room which has both a lounge area and dining area, it has a lovely bright and airy open feeling with a feature log burner fireplace in the corner of the room. The doorway leads you into the stunning fully fitted and well-appointed kitchen, including built in oven and electric hob with separate entrance from the back of the Villa. The kitchen is fitted with beautiful wood cupboards, and a marble worktop. From the lounge area is the double Bedroom, and the ensuite bathroom with walk in shower.

Extras with this standout attractive Finca are to include: A large plot, double glazing, mains water mains electricity, new kitchen, Pool and changing rooms. The large plot size will allow a further extension to the build to add another bedroom and bathroom.

This Villa is in an amazing location, close to all amenities and in fantastic condition.

This charming, characterful, "Finca" style property is located in the campo area of Teresa De Confrentes and is only a 20-minute walk from the closest Town, Ayora. Here you will find large supermarkets, cafes, bars and restaurants and a large health centre. The closest supermarket to the Villa is only a 4-minute drive away, yet the location offers complete privacy and peace.

Teresa de Cofrentes is a municipality in the interior of the province of Valencia, close to the province of Albacete, and has a church from the 17th century and an eighteenth-century hermitage.

It has corners of great natural and scenic value, with areas of wide plains that contrast with forests that, like a natural blanket, cover mountains more than a thousand meters above sea level. Natural areas such as La Hunde are an example of this valuable natural heritage of great ecological value, due to its rich flora, fauna and water sources. The village has a supermarket, a pharmacy, a few restaurants and cafes, and the closest Bank and Health Center is in the larger Castle town of Ayora which only a 4 min drive from the Teresa de Cofrentes.

Both Alicante and Valencia Airports are 1 hour 20 minutes away.