



## listing



### Agenten-Info

Name:	ProCare Estates
Name der Firma:	
Land:	Spanien
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen, Immobilien kaufen
Spezialgebiete:	Buyer's Agent, Listing Agent
Art der Immobilie:	Wohnungen, Häuser, Gewerbeimmobilien, Grundstück, Andere
Telefon:	+34 (865) 661-012
Sprachen:	Dutch, English, French, German, Spanish
Webseite:	<a href="https://procareestates.com">https://procareestates.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 395,000

#### Standort

Land:	Spanien
Adresse:	Rafal
Veröffentlicht:	19.11.2024

#### Beschreibung:

**\*\*Charming Country Villa with Pool in Rafal - Oasis Amongst Orange Groves and Scenic Hills\*\***

Nestled in the tranquil countryside near Rafal, this enchanting 2-bedroom, 2-bathroom property offers a peaceful retreat with a private pool and breathtaking views of the Algorfa hills, "The Elephant" hill, and the distant Hondon hills. Part of a small community of 20 homes set amidst lush, mature gardens and vibrant orange and lemon groves, this villa is located at the edge of the development, providing both privacy and panoramic views.

**### Outdoor Living Spaces and Gardens** Surrounded by an extensive, multi-level patio facing east, west, and south, this property offers ideal outdoor seating options for every season and climate. A covered area on the east side provides welcome shade, while the landscaped garden is adorned with mature trees and shrubs, a pétanque court, and artificial grass for games. The garden also features white and pink gravel borders and two sheds for ample storage. A private parking area lies on the north side, with an electric gate for secure entry, and the entire property is surrounded by reinforced walls and a mix of fences that balance privacy with views over nearby orchards.

**### Interior Highlights\*\*Kitchen\*\*** - Vaulted ceiling, dual-aspect windows, and a high-level porthole - Silestone work surface and breakfast bar, plus Bosch appliances: full-height fridge freezer, dishwasher,



washing machine, microwave, and combi oven

**\*\*Dining Room and Lounge\*\*** - Dining area with French doors opening to the patio, accommodating a table for six - Galleried lounge ceiling with exposed beams, double French doors, and leather seating for a cozy, yet spacious feel - Includes a Sony flat-screen TV, Denon surround sound, and a powerful pellet burner for cooler evenings

**\*\*Bedrooms and Bathrooms\*\*** - Master suite with en-suite, walk-in wardrobe, and air conditioning - Second bedroom with mountain views, a beamed ceiling, and air conditioning

**### Enhanced Security and Privacy** The property is equipped with 8 security cameras that can be accessed remotely. Double-glazed windows and doors throughout come with fly screens, shutters, and grills for added peace of mind. Additional features include an electric gate, outdoor lighting, and a satellite dish.

**### Additional Property Features** - **\*\*Naya\*\***: Covered 25m<sup>2</sup> naya and an adjacent 5.2m x 4.7m area for outdoor relaxation - **\*\*Watering Well\*\***: On-site well provides garden irrigation - **\*\*Satellite\*\***: Large satellite dish installed for connectivity

This property is one of the unique Finca Los Mazones homes, originally constructed on rustic land and currently in the process of full certification by the local council. The residence is fully registered, ensuring council tax compliance, with future plans for certification completion and service installation through the Valencian government. Perfect for those seeking a serene countryside retreat, this villa combines traditional charm with modern amenities in an idyllic, scenic setting.

## Allgemein

Schlafzimmer:	2
Badezimmer:	2
Fertige m <sup>2</sup> :	108 m <sup>2</sup>
Grundstücksgröße:	2000 m <sup>2</sup>

## Gebäudedetails

Außen-Ausstattung:	Pool
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## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:	SL-51985
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