

## 4 Bedroom Villa With Potential For Additional Home Or Separate Apartments

Ref: LJ4617

**Price**  
**€110,000**



**Property type :** Villa

**Location :** La Romana

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 1

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Countryside views

**Parking :** Driveway

**House area :** 220 m<sup>2</sup>

**Plot area :** 2808 m<sup>2</sup>

**Airport :** 45min

**Beach :** 45min

**City :** 10min

**Golf :** 30min

✓ Fast Internet & Phone

✓ Walking Distance To Town

✓ Cess Pit / Septic Tank

✓ Mains Electric

✓ Walking Distance - Restaurant / Bar

✓ Mains Water

✓ Fenced Plot

We are delighted to market this 4 Bedroom Villa with amazing potential for further separate guest accommodation.

The main villa is of 103m<sup>2</sup> briefly comprising 4 bedrooms, 1 bathroom, kitchen and lounge. There is a lovely covered terrace overlooking the gardens of 2808m<sup>2</sup> with pool and the separate additional building of a ground floor and basement, each floor with independent access. The basement floor measures a constructed area of 61m<sup>2</sup> and the ground floor measures a constructed area of 117m<sup>2</sup>. Such incredible space for another separate house or individual apartments.

The property is situated in an elevated position with lovely mountain and countryside views. It is a 10 minute drive to the town of Aspe and La Romana a pretty village, located in the foothills of the Sierra del Reclot and surrounded by vineyards, almonds and olive orchards. It is a mountainous area and there are several marble and limestone quarries in the area.

The village has a population of about 2,500 people and has a good selection of shops, bars and cafes. There is also an excellent Saturday market. La Romana has its own bodega, a cooperativa, where the local vineyard owners bring their harvest. There is a large sports centre on the edge of the village with a large pool, tennis, Paddle Tennis and Basketball courts, a football pitch and indoor gym.

The town's popular fiesta is held in the third week of August every year, which includes the traditional Moors and Christians parades on Friday and Saturday.

The village is close to the towns of Alguena, Novelda, Aspe and Hondon de las Nieves and is a 30 minute drive from Alicante airport and the closest beaches are a 40 minute drive away.

This is an Amazing opportunity in creating a 2 house property and viewing highly recommended.

