



**!tipo\_vivienda :** Country house

**Beliggenhed :** Benijófar

**Værelse :** 3

**Badeværelse :** 3

**Bebygget areal :** 207 m<sup>2</sup>

**Plot area :** 2369 m<sup>2</sup>

Rustic villa with a special charm, set on a spacious 2369 m<sup>2</sup> plot that offers the perfect combination of tranquility, traditional style, and modern functionality□□

The home stands out for its carefully designed natural stone decoration, which blends harmoniously with the surroundings and immediately conveys a sense of warmth and authenticity□□

It features an independent kitchen with direct access to the rear of the house, where a generous outdoor area is equipped with an awning and a pergola, ideal for enjoying outdoor meals in a cozy setting this space is also accessible from the spacious main living room, which is decorated with stone and wood accents that add character and personality to the space□□

The house has three bedrooms, two of them double rooms designed for maximum comfort and one single room that is perfect as a child's bedroom, office, or guest room□□

There are three strategically placed bedrooms with showers, one of which is located outside next to the pool for added convenience during summer days all windows are made of PVC, ensuring excellent thermal and acoustic insulation, and radiators have been installed throughout the house to maintain a comfortable temperature year-round□□

The outdoor area is a true private oasis, centered around a 6x4 meter pool surrounded by natural grass, ideal for cooling off and relaxing it also features a fully equipped summer kitchen with a barbecue and a wood-fired oven, making this property the perfect place for family gatherings, celebrations, or simply enjoying outdoor living in a privileged environment□□

The private garage offers covered space for one vehicle, and there is additional parking space in front the main entrance is equipped with an automatic gate that adds comfort and security□□

Surrounding the entire property is a generous exterior space with multiple potential uses, whether as a garden, vegetable patch, play area, or simply open space to enjoy the natural setting□□

At the front of the house, there is a charming covered terrace, ideal for breakfasts or peaceful afternoons, and on one side of the estate, there is an undeveloped area that offers multiple possibilities for expansion or customization□□

The location is another key attraction of this property, just minutes from the center of Benijófar, a charming village with all necessary services, and only 650 meters from the motorway, ensuring excellent connections to other towns and points of interest□□

A unique property with a special personality, ideal for those who value traditional style, closeness to nature, and the comfort of a well-equipped home ready to move into