



**Property type :** Villa

**Swimmingpool :** No

**House area :** 453 m<sup>2</sup>

**Location :** Monforte Del Cid

**Plot area :** 1115 m<sup>2</sup>

**Bedrooms :** 6

**Bathrooms :** 4

Located on the Alenda Golf Course, overlooking one of the greens and in easy access to Alicante Airport (10-15mins) Alicante City and Elche as well as being just 18km from the nearest beach. This villa is in a fantastic location and offers spacious accommodation over three floors, with off road parking sufficient for up to 6 cars and a garage on a roller shutter.

This villa has wow factor with views over the golf course and the mountains and sea in the distance. With a build of some 453m<sup>2</sup> on a plot of over 1,100m<sup>2</sup> there is plenty of room, and all in a light, bright and airy modern design. Compared to a new build, the rooms are bigger and offer more value for money particularly as this is competitively priced to sell.

Entry is via a large wide front door into a hall with open atrium letting in lots of light, leading into a large lounge with two seating areas and large open plan kitchen with a separate open plan dining area to the side opening out towards the pool at the rear.

There is a large master bedroom on the ground floor with a separate seating area, wardrobe and patio doors opening out to the pool area.

There is a ground floor shower room with twin sinks, bidet and WC. A second ground floor double bedroom has patio doors to the front with views of the front garden, golf course and mountains in the distance. Air conditioning units are installed in both ground floor bedrooms and two in the lounge.

Upstairs are two further double bedrooms to the front, both with wardrobes, air conditioning and patio doors opening out onto small balconies with fantastic views. There is a small seating area under the atrium between the bedrooms and a family bathroom and family shower room on either side. To the rear is a second master suite with ensuite shower room with twin sink, WC and bidet. This room has the benefit of a good size balcony with views to the rear and side.

There is a further large bedroom to the rear, also with patio doors and shutters leading onto a very large balcony with views to the rear and over the large pool.

In the basement, accessed by the internal stairs, there is a gym area along with enough space to accommodate a table tennis table, darts area, a laundry space and hot water heater.

There is a clubhouse and restaurant with outdoor patio overlooking the course as well as a club shop, Padel tennis courts and a supermarket on site.