



REF: # 4349

CALPE/MORAIRA (BENISSA COSTA)



INFO

PRICE:	1.495.000 €
PROPERTY TYPE:	Villa
CITY:	Calpe/Moraira (Benissa costa)
BEDROOMS:	5
Bathrooms:	3
Build (m2):	485
Plot (m2):	10.300
Terrace (m2):	9 + 53 + 32
Year:	2003
Floor:	3
Old price	-



DESCRIPTION

Built to an exceptional standard this hidden gem is nestled in the rural countryside between Benissa & Calpe affording stunning sea and valley views. Distributed over 3 levels with a commanding build size of 630m2 and a well established plot of 10300 m2 with 6 banales of various fruit trees. The garden has automatic irrigation system, its own well 120m deep and is completely fenced for added security. Accessed via secure gates to a serene courtyard where the garden has been incorporated into the space. There is an additional entrance again with automatic gates that leads directly to Calpe. Entrance to the house leads into a large hallway, straight on takes you through to the spacious lounge that has large French windows and fireplace taking you straight out to the naya/pool area. Whilst to the left is the guest toilet and the country style fully equipped kitchen with large utility space and more french windows leading out to the large naya/pool area. Through the kitchen to the dining space [also accessible from the other way round from the lounge]. On this level is the pool terrace area with outside bathroom, large 12 x 6

heated pool and automatic cover with fantastic summer kitchen and dining area constructed with unique materials sourced from all over the world. To the side of the pool there is a purposely built children's area thats gated. To the right from the entrance there is the office/double bedroom and the internal staircase. The sweeping staircase leads up to the balcony style landing where there is an additional 3 double bedrooms [two of them with en suites and with doors out to a terrace], the master quarters affords a dressing as well as the en suite. Downstairs also via internal staircase leads to an access door to the double garage, sauna and utility room. Just on from there leads to 2 double bedrooms with a bathroom shared by both bedrooms and cloakroom. Also on this level there is another unique feature "the wine cellar" this has been built with traditional stone kept at a controlled temperature that then takes you though to a large underbuild bodega. Special features include purification system, Solar heating, underfloor heating, radiators downstairs, inside & outside alarm system, built in sound system in all main rooms, separate water supply to the house [deposit, calcium treatment, UV treatment] and just 10 minutes by car to the beaches and towns of Calpe as well as the centre of Benissa. The fruit trees are listed below, Lemon, sweet lemon, lime, 4 types of oranges, cumquats lemonquat, grapefruit, nectarine,nisperos, pomegranate, figs, maquis, prunes, apricot,lychee, mulberry, starfruit, algarobo, avocado, olives [produces 60|80 ltrs of olive oil a year].



STYLE	VIEWS	DISTANCE TO :	ORIENTATION
<ul style="list-style-type: none"> Rustic 	<ul style="list-style-type: none"> Panoramic views Sea views Mountain views 	Beach : 6 Km Airport: 80 Km Town center : 5 Km	South
FURNITURE	PARKING	TAX	MAIN LIVING AREA
<ul style="list-style-type: none"> Not furnished 	Garage no Cars : 2 Parking no Cars: 10	I.B.I : 1.055 €	<ul style="list-style-type: none"> Office Storage Bathroom en-suite
FLOORING	KITCHEN	GARDEN AND TERRACES	EXTRA
<ul style="list-style-type: none"> Tile floors 	<ul style="list-style-type: none"> Closed kitchen Equipped kitchen Granite countertop 	<ul style="list-style-type: none"> Covered terrace Open terrace Exterior lights Automatic watering system Fruit trees Palm trees Play Ground Landscaped Fenced Stone walls Electric gate Outdoor kitchen BBQ/grill Private garden 	<ul style="list-style-type: none"> Reinforced door Double glazed windows Satellite TV Storage room Laundry room Water softener Internet





















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