



## Villa à vendre à Abanilla, Abanilla

450 000 €

Référence: MS38538    Chambres: 2    Bain: 2    Terrain: 13 453m<sup>2</sup>    Construite: 170m<sup>2</sup>





## Oriental, Abanilla

Discover this beautiful detached villa in La Zarza, surrounded by peace, nature and wide-open views. A perfect choice for those seeking a permanent residence, holiday home or rural investment with all modern comforts.

**Layout & Interior**  
With 144 m<sup>2</sup> of living space, this property offers a bright, open and practical layout. The villa features two spacious en-suite bedrooms, two stylish bathrooms, and an additional guest toilet. The open-plan, fully equipped kitchen flows seamlessly into the cosy living and dining area. Comfort is guaranteed year-round thanks to the wood-burning stove, central heating (propane gas) and air conditioning. The entire house is equipped with underfloor heating powered by a unique water-circulation system connected to the central heating.

The master bedroom is a true highlight, boasting a large walk-in wardrobe and an en-suite bathroom with jacuzzi and shower. The walk-in wardrobe can even be converted into an additional small bedroom if desired. The villa is sold fully furnished and includes built-in wardrobes.

The property is fitted with 18 on-grid solar panels for electricity and 6 solar panels for the solar boiler, which provides hot water to the house and heating for the pool.

**Exterior: peace, privacy & outdoor living**  
Outdoor living takes centre stage here. On a generous plot of 13,400 m<sup>2</sup>, you can enjoy full privacy and panoramic views of the surrounding landscape. The beautifully maintained garden leads to the private swimming pool, perfect for summer days and heated in winter thanks to the solar system.

The exterior also features:

- A covered bar
- A covered veranda for long summer evenings
- A large sun terrace

The property also includes a closed garage and multiple parking spaces on site.

**Location & Accessibility**  
Despite its peaceful setting, everything is within easy reach:

- Restaurants, shops and amenities: 10 min drive
- Golf courses: 40 min drive
- Mediterranean beaches and the nearest airports: 60 min drive

The southwest orientation ensures sunshine throughout the day and beautiful natural light inside the home.

**Included Extras**

- Air conditioning
- Electric shutters throughout the house
- Central heating (propane gas, 1000 L tank)
- 21,000 L water tank
- Wood-burning stove
- Solar panels (house + solar boiler)
- Fully furnished
- Equipped kitchen
- Main kitchen appliances included
- Heated private swimming pool
- Garage and ample parking
- Veranda and terrace
- Large fully fenced private garden
- Automatic gates with GSM/WiFi control



## Spécification:

garden

Patio

Near Trees

Gated

WC: 1

Private pool

Location: Rural, Mountain

Storage / Trastero

BBQ

Terrace: Yes

furnished

Laundry room

Central Heating, Air Conditioning: Yes

Double Bedrooms: 2