

## villa for sale Balones, Comtat



Only 14 km from the historic city of Alcoy and peacefully situated in the folds of the Sierra Almudaina just 400 metres from the charming village of Balones, this imposing 2008-constructed, architect-designed house set in 13.700 square metres of almond and pine terraces overlooks the unspoilt Vall de Seta and the Sierra Serrella.

The entrance to the property off the Cami de Calvari is via a remote controlled electric gate, leading to ample level parking adjacent to the main entrance to the house and a ramped area leading down to the lower ground floor garage and storage areas.

The house is accessed via the front door and spacious porch.

The ground floor consists of a wide central hall running the length of the house. On the left are the amply-sized study/family sitting room/ 5th bedroom and next to it, glazed double doors give access to the dining room / lounge, which features an imposing white marble fireplace housing a wood burning stove. Both rooms give way to doors leading onto a covered and arched veranda running the full width of the south-facing frontage.

On the right of the hall is located the well-equipped fitted kitchen with marble worktops running around three sides with under-worktop cupboards and with high level cupboards on one side. Next to the kitchen is the stairwell leading up and down, followed by a large bathroom for guests and visitors. At the end of the hall is the double guest bedroom.

Going upstairs to the first floor, there are three double bedrooms, two with double doors leading out onto the large and partially-covered upper terrace. The principal bedroom also boasts a built-in dressing room, an en-suite bathroom and a small wood burning stove useful for the infrequent cold winter nights. A smaller bathroom off the landing serves the other two bedrooms.

The stairs down from the hall lead to the lower ground floor via a small hall, with doors to three rooms. The first of these is a storeroom/workshop which in the summer is naturally cool and ventilated. In this area is also a wood-store and a small larder.

The second room contains the solar panel equipment together with the hot water tank. There is also the control equipment for the Airthermia machine (heat pump).

The final door off the lower-ground floor hall leads to the 60 square meter garage (ample for two Suv cars) with electric car charging point and the laundry area.

Approached down steps from the south-facing veranda is a 9x4metre self-cleaning saltwater swimming pool. An adjacent building houses the pool filters and equipment, a shaded area to relax and read out of the direct sun and an outside toilet /changing area. There is also an outdoor shower. Running the length of the building at the rear is a garden/machine storage room.

On the west side of the house is large outdoor entertaining area. Roofed and fully glazed, with glass curtain doors which can all be opened in warmer weather, the building is also equipped with ceiling fans and heating/cooling equipment for all-season use. There is a barbecue and kitchen area to one end, and to the rear there are large storage cupboards for catering equipment.

There are established garden areas surrounding the house on all sides, which are themselves set within terraces of pine and almond. The house, pool and pavilion all enjoy spectacular south-facing views out over the Vall de Seta to the mountains beyond.

There are 18 photovoltaic and thermal solar panels helping to reduce electricity costs, as well as the air source heat pump which provides heating for winter and cooling in summer. There is underfloor heating/cooling on the two main floors of the house.

In the lower floor, there is alarge water collecting deposit, that can be pumped to irrigate the garden in the summer months.

## property details

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| Spanishestate      | <b>6162899</b>   |
| id:                |                  |
| reference::        | -                |
| close to/ located: | <b>Balones</b>   |
| region:            | <b>Comtat</b>    |
| property type:     | <b>villa</b>     |
| rooms:             | <b>5</b>         |
| property surface:  | <b>485 m2</b>    |
| surface plot:      | <b>13700 m2</b>  |
| price:             | <b>€ 495.000</b> |

## contact

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