

Reference: **50444**

Property type: Chalet

Sale/rent: For sale

Price: **370.000 €**

Condition: Good condition



Town: Caudete

Province: Albacete

Postal code: 2660

Zone: San Vicente



**Sqm built:** 281 **Floor:** porcellaneous

**Plot sq.meters:** 10337 **Garages:** 1

**Bedrooms:** 5 **Bathrooms:** 4

**Living area:** 260

**Hot water:** individual

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**Description:**

This exclusive villa really is amazing and has been constructed with only the best quality materials. The family who own the villa had it built to their exacting standards and it really is beautiful. It is located in a nice area just on the outskirts of Caudete and from this property you can easily walk into the village.

Situated on a plot of just over 10,337sqm there is ample space around you although with hedging surrounding the boundaries you are assured of your privacy.

Within the grounds there is an olive grove with 100 productive olive trees along with various other fruit trees, a warehouse that has a space of almost 457sqm so perfect if you are looking to have your business and work at home. The warehouse also has a toilet and shower room along with comprehensive working space and offices, you could have a mezzanine to increase the working space if necessary.

Within the grounds there is also an additional garage of 70sqm for a number of vehicles and finally some fully enclosed areas for ducks, chickens or any other smaller animals. Obviously with all the space you could, if you wanted to have goats, sheep along with growing your own fruit and vegetables.

The villa itself comprises of four double bedrooms and a further bedroom that is currently being used as an office. There are three bathrooms and these are all fully tiled in very aesthetically pleasing tiles.

The large lounge diner has an open place fire and the kitchen is a good size and has an excellent array of base and wall units. The property boasts double glazing throughout and there is mains water and electricity connected.

Caudete is a traditional tranquil Spanish market town located in inland Spain. Whilst the pace of life is slow, there is everything you need in the town for day to day living, including shops, banks, bars, restaurants, post office, supermarkets, dentists and 24 hour medical centre. There are also indoor and outdoor swimming pools with sports centres with a variety of activities and classes on offer. On Friday mornings the town comes alive with a street market selling everything from vegetables, plants, kitchen-ware, snails, clothes and even the odd stall selling furniture. After buying all you need, there is nothing nicer than sitting down at one of the many bars to have a drink and a few tapas.

The main source of industry is agriculture and there is an abundance of olive and almond trees along with grapevines, all taken to the two bodegas in the town for processing. On the days you want to go further afield, the town has a fantastic motorway infrastructure providing ease to drive to Alicante, Valencia, Murcia and Albacete, Alicante airport and beach are just 45 minutes drive, Valencia airport and beaches are just 75 minutes drive. Alternatively you can drive to the neighbouring town of Villena which has two train stations, including the high speed train allowing you to get to Madrid in just over 2 hours.

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