



**Property type :** Villa

**Location :** Parcent

**Bedrooms :** 9

**Bathrooms :** 5

**Swimming pool :** Yes

**Orientation :** N/A

**Views :** N/A

**Parking :** Carport

**House area :** 388 m<sup>2</sup>

**Plot area :** 3000 m<sup>2</sup>

A remarkable opportunity to purchase two villas, divided into four apartments making it a potential family business opportunity. Located in a peaceful setting, comprising over 3000m<sup>2</sup> of fully fenced land with a picturesque finca-style entrance and driveway, it is ideally situated, a few minutes walking distance to town. This two-house haven is reluctantly on the market due to the current owners' family and work commitments.

- First House: 2 apartments with separate entrances. 234m<sup>2</sup> (297m<sup>2</sup> with terraces), 5 bedrooms, multiple fireplaces, air conditioning, oil heating, solar panels, garage. Ground floor apartment has a spacious layout with a large kitchen, dining area, living room, 2 bathrooms, 3 bedrooms, and a utility room downstairs. The upstairs apartment offers a kitchen, lounge, dining area, 2 bedrooms, and one bathroom.

- Second House (Rental Apartments): 154m<sup>2</sup> (172m<sup>2</sup> with terraces), 4 bedrooms, air conditioning, solar panels for the electricity, and chimney access available for a pellet or log burner. It is divided into two apartments with separate entrances: downstairs has a kitchen, lounge, 2 bedrooms, bathroom, and laundry room. The upstairs apartment has a lounge/kitchen area, 2 bedrooms, a bathroom, a separate toilet, and balconies.

The properties are fully equipped with town water, agricultural water rights, mains electricity, and solar power. This combination of utilities ensures a harmonious blend of modern convenience and eco-friendly living. Both houses have recently been reformed and their central heating systems updated. The water boilers are gas-powered.

A garage can be found on the side of the first house, providing ample space for a car. The properties have a patio area, terraces, and balconies, offering stunning valley views. The fully fenced plot features beautifully landscaped gardens with a water system and a variety of fruit trees. An above-ground pool is easily maintained, inexpensively run, and provides hours of fun.

Rest easy knowing that the legal status of this property is optimal. A full Mit (Minimo Impacto Territoriale) has been conducted and applied for, including the installation of a new septic tank. Certification is on track to be completed in a few months having been approved by the townhall. The property boasts a full Informa Urbanística and a clean bill of health with no building infractions, ensuring peace of mind for prospective buyers.



