



**Property type :** Villa

**Swimming pool :** Yes

**House area :** 258 m<sup>2</sup>

**Location :** Xaló / Jalon

**Plot area :** 2560 m<sup>2</sup>

**Bedrooms :** 4

**Bathrooms :** 2

A fabulous, substantial detached family residence situated on a flat south-facing plot within easy walking distance to the town of Jalon. This spacious accommodation comprises an entrance porch leading to a large reception area, an open plan light & airy 80m<sup>2</sup> lounge dining kitchen area with featured tosca fireplace, two separate hot and cold air conditioning units, patio doors to open covered naya, a fully fitted luxury kitchen with central cooking island and double patio doors to private wooden pergola perfect for al fresco dining / chill out area. On this level, you will also find a guest double bedroom with fitted wardrobes, a guest toilet, and an additional large utility kitchen room with an external door leading to a private terrace area, which could be converted into another bedroom with an ensuite bathroom. A beautiful marble staircase leads to an upstairs landing, a large master bedroom suite with a featured tosca fireplace and wood-beamed gallery ceiling, patio doors to a private open covered naya with fabulous panoramic views, and a large ensuite bathroom with a separate walk-in shower. There are two further large double bedrooms and a family bathroom with a separate walk-in shower. Outside you will find a large 12m x 6m pool with a private 150m<sup>2</sup> sun terrace and a stone-built 25m<sup>2</sup> storage casita. The property is fully secured with six cameras, an alarm system, and sensors on all doors and windows. It is on a flat plot with automatic gates and ample off-street parking for cars and campervans. The villa has an established Mediterranean garden with featured palm trees and various fruit trees and has an additional adjacent building plot, which currently has 23 solar panels installed for energy efficiency, but could have a separate private access road from the main entrance with outlined planning permission to build an additional dwelling. This property benefits from partial double glazing, electric wall heaters, and many special features and must be viewed to appreciate its private flat plot and easy access to the town of Jalon with its array of amenities.



