

## Exclusive Off-Grid Villa on the Top of the Mountain in Villena

Ref: JJMAOD7373

**Price**  
**€395,000**



**Property type :** Villa

**Location :** Villena

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 4

**Year built :** 2007

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Garage

**House area :** 457 m<sup>2</sup>

**Plot area :** 50000 m<sup>2</sup>

**Airport :** 40 mins

**Beach :** 40 mins

**City :** 20 mins

**Golf :** 10 mins

- ✓ Water Deposit
- ✓ Solar Power
- ✓ Fireplace - Log Burner
- ✓ Garage
- ✓ Dressing Room

- ✓ Underfloor heating
- ✓ Double Glazing
- ✓ Alarm System
- ✓ Utility Room
- ✓ Cess Pit / Septic Tank

- ✓ Air Conditioning
- ✓ Pellet Stove
- ✓ Barbecue
- ✓ Terrace

### Exclusive Off-Grid Villa in the Mountains – Villena

Nestled in a stunning natural setting, this spacious off-grid villa stands like a white gem on the mountainside, offering breathtaking panoramic views over the almond groves and surrounding mountains. Situated on a vast 50,000 m<sup>2</sup> plot, the property ensures total privacy and tranquility, with no almond plantations or high-maintenance gardens. Its elevated position guarantees an oasis of peace, with spectacular views from every terrace.

Built in 2007, the villa boasts 457 m<sup>2</sup> of living space, designed for maximum comfort and functionality.

#### Layout & Outdoor Spaces

The property features four large terraces, including a private pool area, and is partially fenced. Positioned at the top of the estate, the main house is strategically placed to maximize views and natural light. The charming towns of Villena, Pinoso, and Yecla are just a 20-minute drive away, offering a perfect balance between seclusion and accessibility.

#### Interior Layout

The villa is spread over two floors:

##### Upper Floor

- Two spacious living rooms, one with a wood-burning stove and the other with a gas fireplace, creating a cozy atmosphere year-round.
- Separate dining room, with access to a bright conservatory, perfect as an additional lounge or winter garden.
- Interior patio, providing natural ventilation and additional light.
- Fully equipped dining kitchen, featuring two gas cookers, ideal for cooking enthusiasts.
- Three full bathrooms.
- Two large double bedrooms, both with ensuite bathrooms.
- Covered porch leading to a large terrace with multiple seating areas.
- 5x4 meter swimming pool, complete with a barbecue area and outdoor tap.
- Extra storage space beneath the pool.
- Low-maintenance gardens with decorative plants surrounding the house.

##### Lower Floor

- Driveway with ample parking for multiple vehicles.
- Indoor garage with direct access to the house.
- Two additional double bedrooms.
- Spacious dressing room.
- Full bathroom.
- Laundry room.
- Additional storage area.
- Internal staircase leading to the upper floor, opening into the main living room.

#### Equipment & Features

This villa is designed for maximum energy independence and efficiency, featuring:

- 24,000-liter water deposit ensuring a reliable water supply.
- Advanced solar energy system, allowing complete off-grid living.
- Underfloor heating, providing optimal thermal comfort.
- Hot & cold air conditioning, ensuring a pleasant indoor climate year-round.
- Security alarm system for added protection.
- High-speed internet connectivity for remote work and entertainment.

#### A Unique Opportunity

This property is a rare find, perfect for those seeking a permanent residence or a holiday home. The combination of off-grid living, breathtaking views, and spacious interiors makes it an ideal retreat for those looking to enjoy a peaceful, self-sufficient lifestyle.

Furniture can be included upon agreement.

For more information or to schedule a viewing, do not hesitate to contact us.