



**Property type :** Country house

**Location :** Jalance

**Bedrooms :** 10

**Bathrooms :** 6

**House area :** 811 m<sup>2</sup>

**Plot area :** 80000 m<sup>2</sup>

- |                        |                          |                          |
|------------------------|--------------------------|--------------------------|
| ✓ Mains Electric       | ✓ Well                   | ✓ Central Heating        |
| ✓ Annexe / Guest House | ✓ Fireplace - Log Burner | ✓ Barbecue               |
| ✓ Garage               | ✓ Satellite Dish         | ✓ Basement               |
| ✓ Utility Room         | ✓ Terrace                | ✓ Cess Pit / Septic Tank |

Two houses plus ruins and large amount of land. We are very proud to offer for sale, this incredible property consisting of a large house, guest house and ruins, as well as around 80,000 m<sup>2</sup> of land (24,381 around the house, and 54,910 nearby olive grove). It's incredibly hard to describe this in text, and it is definitely one that requires a viewing to fully appreciate the property.

The main house is three storey, and is as follows: Ground Floor - Large storage room with boiler for heating the whole property, large entertaining lounge, previously used for events, WC, wine cellar (cave) and kitchen area. Access to the pool and grounds.

1st Floor - Main front entrance, 3 bedrooms, 1 bathroom, large twin living room, kitchen, pantry and terraces with access to the pool, access to the garage (currently walled in with a pedestrian door, but could be reopened).

2nd Floor - 4 further bedrooms, 1 bathroom, 1 WC and private terraces.

In addition to the main house, there is a 2 storey guest house, consisting of:

Kitchen, Lounge, Bathroom, 1 ground floor bedroom and bathroom, plus 2 further bedrooms on the 1st floor, and additional bathroom as well as terraces.

Further to the above, there is a further construction, currently ruins, that would potentially make for further accommodation, and would easily make for a further 3 bedroom property. The house is accessed by asphalt roads in good condition, is surrounded by woodlands and a stream, and would make an excellent business, as the property had been used previously as a guest house, and with the potential of multiple properties, or being split further, would also suit a large family, or for some income, by letting out the guest house part separately.

Again, this really is a house that needs to be viewed to be appreciated!

Jalance is a picturesque town in the interior of C. Valenciana. The beautiful area is covered with mountains and pine trees, here you can visit the Cave of Don Juan, stroll through the old town of Arab origin, enjoy your food, hiking trails or swim in its natural pools.

THE CAVE OF DON JUAN, located 12 km from the town on a beautiful natural landscape, with beautiful mountains and pines all the way, it is the only cave visited of these characteristics in the province of Valencia and one of the most important. There is a specialised tour guide who will explain everything about what you're seeing, you drive 400 metres in length, you can see several formations of stalactites and stalagmites, the tour lasts about 40 minutes total, (worth doing).

Jalance is a beautiful town with its small and interesting streets that rise and fall with numerous panoramic views, definitely a place worth living.