



## Xàtiva - Country house



 **5** Bedrooms  
 **2** Bathrooms  
 **231** Area (m<sup>2</sup>)  
 **5536** Land Area (m<sup>2</sup>)  
 **Swimming Pool**

**89 000 €**  
(EUR €)

## Country house in the middle of nature with 5 bedrooms and swimming pool

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Located in the municipality of Xàtiva, in a beautiful natural environment, between the towns of Alcudia de Crespins and Anna, in the province of Valencia. This property is a great opportunity for those looking for a quiet retreat in the middle of nature, close to the mountains. A perfect place to enjoy the outdoors and serenity. The property is situated on a plot of 5,536 m<sup>2</sup>, which guarantees privacy and direct contact with nature.

The house consists of 2 floors and has a useful area of 157 m<sup>2</sup> (231 m<sup>2</sup> built), with a spacious living room of 51 m<sup>2</sup>, ideal for meetings with family and friends. The kitchen is located next to the living



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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



room and next to it is the bathroom on this floor. It also houses a room, perfect for those who prefer to avoid stairs. The upper floor offers a spacious living room that can be used as an office or leisure area, as well as four bedrooms, all with good natural light, and a small toilet.

Outside the property, next to the house, there is a 22 m<sup>2</sup> swimming pool, ideal for enjoying sunny days. In addition, the property has a 32 m<sup>2</sup> storage room, perfect for storage, and a 20 m<sup>2</sup> paella pan/barbecue, ideal for enjoying outdoor meals. The farm also has fruit trees, bringing even more beauty to the natural environment. This is the perfect place to enjoy nature and the comforts of rural life.

Despite its remote location, the house has a self-contained solar photovoltaic energy system and well water, making it a sustainable and eco-friendly option. It also has water from a nearby irrigation well, making it easy to maintain the garden and fruit trees. The property offers ample outdoor space to park several vehicles, ensuring comfort and functionality. Alcudia de Crespins, with its excellent connectivity by train and road, is just a few minutes from the A-7 and A-35, making this rural retreat accessible and convenient for those looking for tranquillity without giving up proximity to the city.

The country house requires renovation, although it could be simpler if it is used as a second home, and it would allow improvements to be made gradually. On the other hand, if you wish to convert it into a main residence, it would be advisable to make a more significant investment to adapt it to daily use.

The owners are in the process of updating the documentation of the house, which will take between 3 and 6 months, although it could be reserved with a conditional earnest money contract, while the necessary paperwork is being completed.

#### CHARACTERISTICS:

Quiet location between Alcudia de Crespins and Anna, surrounded by nature and mountains.

Plot of 5,536 m<sup>2</sup>.

Apartment of 157 m<sup>2</sup> distributed over two floors with 5 bedrooms and 2 bathrooms.

51 m<sup>2</sup> living room with fireplace and wood stove, ideal for meetings.

22 m<sup>2</sup> swimming pool in front of the house, perfect for enjoying sunny days.

Storage room of 32 m<sup>2</sup> and paellero/barbecue of 20 m<sup>2</sup> for storage and entertainment.

Autonomous photovoltaic solar energy and well water system, ideal for sustainable living.

Ample outdoor space to park several vehicles,.

PLEASE NOTE: THE IMAGES WERE TAKEN WITH A WIDE-ANGLE LENS IN ORDER TO SHOW YOU AS MUCH OF THE ROOMS AS POSSIBLE, ALTHOUGH THEY MAY APPEAR LARGER THAN THEIR ACTUAL SIZE.

OUR FEES ARE TO BE PAID BY THE SELLER - TAXES AND EXPENSES (ITP + NOTARY + REGISTRY) ARE NOT INCLUDED IN THE SALE PRICE.

This advertisement may contain errors. The information is shown for information and commercial purposes only and does not commit the real estate agency contractually.



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## Property Features

- Fireplace
- Pool
- Built year: 1972
- Drive way
- Views: Countryside views
- Automatic irrigation
- Solar orientation: South, West
- Energetic certification: E
- Well
- Mains water
- Wood burner
- Proximity: City, Public Transport
- Floors: 2
- Storage / utility room
- Barbecue
- Quiet Location
- Balcony (m2): 20
- Parking space
- Irrigation System
- Terrace



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