



ZOE HOUSE

## Zoe House

C/ Orihuela, 8  
Elche

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Reference: **421-V278**  
Property type: Chalet Independiente  
Sale/rent: For sale  
Price: **399.000 €**  
Condition: Semi renovated



Town: Alicante  
Province: Alicante  
Postal code: 3001  
Zone: Santa Ana - Rebolledo - Fontcalent

| ESCALA DE LA CALIFICACIÓN ENERGÉTICA | Consumo de energía<br>kWh/m <sup>2</sup> año | Emisiones<br>kgCO <sub>2</sub> /m <sup>2</sup> año |
|--------------------------------------|--|--|
| <b>A</b> más eficiente               |  |  |
| <b>B</b>                             |  |  |
| <b>C</b>                             |  |  |
| <b>D</b>                             |  |  |
| <b>E</b>                             |  |  |
| <b>F</b>                             |  |  |
| <b>G</b> menos eficiente             |  |  |
|                                      |  | In process   |

|                        |         |                        |       |                  |   |
|------------------------|---------|------------------------|-------|------------------|---|
| <b>Sqm built:</b>      | 400     | <b>Plot sq.meters:</b> | 46000 | <b>Garages:</b>  | 1 |
| <b>Sqm terrace:</b>    | 40      | <b>Terraces:</b>       | 1     | <b>Bedrooms:</b> | 5 |
| <b>Orientation:</b>    | south   | <b>Bathrooms:</b>      | 2     | <b>Toilets:</b>  | 1 |
| <b>Outward/Inward:</b> | outward |                        |       |                  |   |

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**Description:**

ZOE presents this magnificent country estate of 46.000m<sup>2</sup>, with a beautiful Tuscan style house. Perfect structure, roofs and floors reformed, maintaining its beams and the austerity that characterize it.

A beautiful expanse of land with olive groves, pine trees and a diversity of trees... ideal for cultivation, opening your own agrotourism hotel, or living with your family surrounded by nature, peace and spectacular views.

The house enjoys 400 m<sup>2</sup> perfectly balanced in its distribution. Preserving all its essence, it has spacious rooms, solid walls and high ceilings, which flood it with natural light. On the ground floor there is a large bedroom, a second bedroom, two large living rooms, the second one next to the open plan kitchen, with direct access to a large patio garden, and a large bathroom.

The staircase leads up to the first floor, with a living room with balcony opening onto the living room on the lower floor, a complete bathroom and three large double and/or triple bedrooms, one of them with a terrace of about 40 m<sup>2</sup>.

Adjoining the main house there is a wine cellar which conserves the tools that were used to produce the wine, and next to it there is another store room. Both could be used, if necessary, to extend the house.

Attached to the house, there is a large barbecue kitchen with pre-installation for a bathroom, perfect for converting it into a guest house if desired.

The current owners also have another adjoining country estate of 33.000m<sup>2</sup> for a value of 140.000€ more, and a third plot of land of 6.000m<sup>2</sup> to be treated.

Undoubtedly a unique opportunity to make the dream of having your own country estate a reality. In a beautiful environment, quiet and with easy access to the main roads. 15 minutes from the centre of Alicante, in an area with neighbors and without noise.

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