



**Property type :** Detached Villa

**Swimming pool :** Yes

**House area :** 300 m<sup>2</sup>

**Location :** Elda

**Plot area :** 2600 m<sup>2</sup>

**Bedrooms :** 4

**Bathrooms :** 5

✓ Storage room

✓ Basement

✓ Airconditioning

✓ Barbecue

This modern villa offers a comfortable and practical layout, ideal for those seeking space, privacy, and a move-in ready home. Fully renovated, it features new plumbing, new electrical installation, air conditioning and heating, and a complete alarm system. Located just 5 minutes from the town of Elda, the property sits in a quiet area with open views and convenient access to a large town and all its services. The main house is sold unfurnished and includes a fully equipped kitchen, three bedrooms on the main floor, and two bathrooms. Motorized sliding entrance gate and motorized shutters add convenience and security. On the lower level (basement), you will find an additional bedroom, a bathroom, a multipurpose area perfect for a games room or gym, and a storage room. The exterior is designed for outdoor living. The pool offers spectacular views, with a porch area beside it which is ideal for relaxing on sun loungers. There is also a 30 m<sup>2</sup> garage, a dedicated outdoor bathroom, all on a fully fenced plot with covered parking. A separate guest house completes the property, equipped with an open-plan living-kitchen area and its own bathroom — an ideal space for gatherings, meals, and hosting visitors. About the Area The villa is located in a peaceful setting just outside Elda, a town known for its services, shops, healthcare facilities, schools, and excellent road connections. The area offers a good balance between rural tranquility and easy access to daily essentials, with nature, hiking routes, and local gastronomy close at hand. Important Information Only a part of the house is registered on the title deeds - an area of approximate area of 126 square metres. Several other areas, including the under build, swimming pool, pool porch, car port and guest annexe have existed since pre 2009, which means that with a certificate of antiquity we could have them added to the Deeds and Land Registry. However, there are parts such as the garage and a storage room which don't have the necessary antiquity of 15 years to enable us to have them added to the title deeds. As such, the seller does not want to draw attention to the property and wishes to sell it as seen. This means that any potential buyer is buying the property with the paperwork as it currently stands, and with the full knowledge that there are buildings on the plot that are currently not reflected on the title deeds or Land Registry. In theory, once the prescribed period has passed for all buildings, the property can be fully registered. Until such time has elapsed it is best to leave the paperwork as is. With this in mind, the seller has reduced the price by €30,000 in order for any potential buyer to accept the risk to the garage and storage room. If the buyer is a cash buyer then the above does not necessarily present any issues. However, if you do need a mortgage then based on the 126 square metres in the title deeds, it may not necessarily give you the valuation that you need in order to obtain a mortgage or the bank may present conditions on the mortgage offer. The reason being the bank will only value what is registered on the title deeds. If you are still interested and would like to arrange to view please do not hesitate to contact us or indeed if you have further questions and would like further clarification. We are here to help. The property does represent excellent value for money at its current price, given the condition of the property and its location. And the price now also reflects the issues that are being assumed by any Buyer. We have a large portfolio of properties in the Costa Blanca and Costa Calida areas, specialising in country properties, villas, fincas, building plots and design and build options in the Alicante and Murcia regions with a particular emphasis on Elda, Monovar, Pinoso, Sax, Villena, Aspe, Fortuna, Albacete and many more surrounding areas. We have been established since 2004 and have decades of experience between the team which we bring to bear to help you find and secure your new dream home. We help you every step of the way to make sure your purchase in Spain is safe and hassle free. We are not here to sell you a property, we are here to help you realise your dream and find what is right for you. With us you are in the safest hands. Contact us now to have a no obligation chat about how you too can realise your dreams



