

2174.V24

VILLA IN PINOSO

198 m² - Pinoso Area



Property Type:	Villa
Type:	For sale
Bedrooms:	4
Kitchen:	1
Bathrooms:	2
Lounge/Dining Room:	1
Build size:	198 m²
Plot size:	1.74 Hectáreas

Located just a brief, five-minute drive from the bustling town of Pinoso, this exquisitely modernized villa is situated on the edge of the quaint village of Las Encebras. It resides in an elevated position near a natural park, offering awe-inspiring views across a serene valley. Accessible via a seldom-traveled road, which feels like a private lane, the villa combines seclusion with easy accessibility to town amenities.

Secured by electric gates, the property reveals an impeccably landscaped garden, part of an extensive 17,000m² plot, with 2,500m² fenced and featuring mature plantings maintained by an irrigation system. The outdoor oasis includes a 10m x 5m solar-heated swimming pool with a deluxe €5,000 heating system, surrounded by a sunbathing terrace. The garden also boasts a gas fire pit with curved seating and a spacious pergola, creating a perfect outdoor entertainment area. An outbuilding, currently housing a large storeroom and a boiler room, offers potential for conversion into a cozy 1-bedroom guest annex.

Internally, the villa is a showcase of elegant design and modern upgrades. The expansive open-plan living and dining area is adorned with a spectacular vaulted ceiling and full-length windows capturing the picturesque outdoor scenery. The living room, featuring a working fireplace, extends into a covered terrace with glass curtains, serving as a conservatory during cooler months. The kitchen, part of the open-plan design, is fully fitted with granite worktops and built-in appliances.

The residence comprises three double bedrooms on the ground floor, all with fitted wardrobes. The master bedroom includes an en-suite shower room, alongside a high-quality family bathroom. Recent upgrades include a top-of-the-range new boiler system for the underfloor heating and a new electric boiler for hot water, powered by solar energy.

A striking wrought iron staircase leads to a mezzanine floor, presently utilized as a games room, with potential for conversion into additional bedrooms or a master suite. This area opens onto private balconies that offer panoramic vistas of the surrounding landscape.

Further enhancements include:

- 25 newly installed solar panels providing a surplus of electricity and everything now runs on electricity, other than the underfloor heating. Ensuring an eco-friendly, self-sufficient lifestyle.
- A water deposit connected to the mains, featuring a high-end filter system, guarantees a consistent water supply.
- A newly installed high-pressure pump ensures ultra-high water pressure throughout the property.
- The villa benefits from mains water, electricity, TV, internet, and underfloor heating. Located within walking distance to the village's popular bar-restaurant, it offers the perfect balance of rural tranquility and modern luxury.

As a final touch, the current owners are refreshing the property with newly painted window grills and repaired artificial grass. While they plan to relocate with most furniture, they are open to negotiating on leaving behind certain high-end appliances. This villa is an ideal sanctuary for those seeking a modern, comfortable lifestyle in a picturesque setting.



449.000€