

CHELLA Offers invited around 375,000 EUROS

EXCEPTIONAL 3 BED VILLA with income.



Detached 3 bedrooms* Under floor gas heating* Marble floors throughout the main house* Double glazing

Deposit water (fed from three tanks), *mains & solar electric water heating* septic tank drainage

Approximately 14,500m² of land 10,000m² of which immediately surrounding the villa is fully fenced

Approximately 60 Olive trees 30 of which are harvested by the current owners

High quality Dog kennelling business provides an income*Cattery/Equestrian potential

Chella is a traditional Spanish village (population in the region of 2,800) in the beautiful Canal de Navarres area and is situated in the Valencia region, but falls under the Judicial district of Xativa, which is the nearest main town, some 18 km away. Chella itself offers bars, restaurants, banks, supermarkets, petrol station, medical centre, pharmacy, school 'Colegio Publico Juan Lacomba Guillot' and there are other schools in the surrounding areas of Anna, Bolbaite, Antella and Xativa.

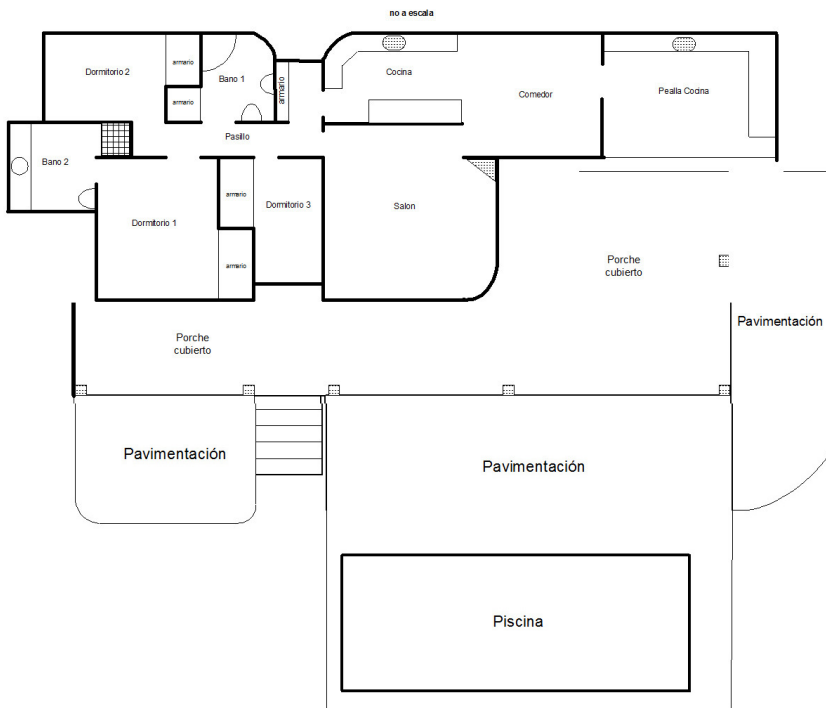
Airports: Valencia approximately 55 minutes **Alicante** approximately 80 minutes

Few words will actually suffice to do this exceptional villa the justice it deserves and so therefore viewing really is needed to fully appreciate both the stunning location and impeccable presentation of this most desirable of homes. Situated just a few minutes' drive from the village and nestled in the beautiful area of Chella, with far reaching panoramic, countryside views and offering all the comforts of a modern home will top this villa. This, coupled with almost eternal sunshine, we fortunate people get to enjoy in the enchanting Valencian region of Spain, where good old fashioned family values, low cost living, endless fiestas (town parties) and celebrations of the good lifestyle on offer here make your much longed for move to Spain an enchanting 'living the dream' a reality. Although being sold as a private home, the current owners have built-up a much sort after Dog Kennelling business of the highest standard which enjoys much repeat business so much so that some owners drive their beloved pets from as far afield as Madrid before flying off from Valencia airport to their own holiday destination. First impressions really do count and from the moment you pass through the impressive stone built entrance gates on to the sweeping gravelled driveway with its large circular colourful flower bed with an eye catching 'bonsai olive tree' a short distance away you just know this wonderful home is something truly special.

Agents Notes.

Details are provided as a guide to potential purchasers. In no way do they form part of a binding contract and purchasers should satisfy themselves as to the condition of the property and appliances by way of special reports.

Floor plans are schematic and are there to offer people a guide as to the layout of the property.



Main Accommodation:

Front door: L shaped Hallway. Intercom for the manual main gates which have lights. Built in double storage cupboard with sliding doors. Two ceiling lights. Door to:

Kitchen/dining area: Light and spacious open plan room with 8' patio doors leading out from the dining area on to the covered terrace to the rear of the house and pretty West facing pool area. The kitchen area itself is fitted with good quality range of cream coloured units including an integral larder fridge and built-in dishwasher. 'Frankie' sink with mixer tap. Eye catching granite work tops with shimmering colourful flecks. Corner electric oven with kidney shaped four ring ceramic hob. Cooker hood and extractor fan. Ceiling fan. Five inset spotlights. Feature stone wall with three shelves. Marble floor. Door to:

BBQ/Paella Room: Stone floor. Enormous patio doors enabling you to invite the stunning outdoors in to this well fitted and most useful of rooms. It is part tiled and also has attractive feature brick storage areas. Good sized gas BBQ with traditional Spanish style built-in tiled extractor hood over.

Hob with two ring gas burners and cooker hood over with extractor fan. Light wood floor and wall units. Granite worktops and sink with stainless steel mixer tap. Spaces for fridge, freezer. Plumbing for washing machine. Ceiling fan. Two pretty arched windows overlook the front driveway. From the dining area: stone archway to:

Lounge: Patio door overlooking the very tempting pool area. Attractive stone and brick built fire place with inset wood burner effect gas fire. Two ceiling lights. Sky and T.V. outlet.

From the hallway: door to:

Guest bathroom: Fully tiled and beautifully fitted consisting of corner bath with integral seat and hand held shower attachment over. Pedestal wash hand basin inset mirror with light over, closed coupled WC., Airing cupboard with tubular heater. Ventilation window.

From the hallway: Door to:

Bedroom 3: Window overlooking the pool area and rear garden. Ceiling light.

Bedroom 1: Patio doors overlooking the pool area and rear garden. (Outside the patio doors there is a ceiling fan and an appealing space for a double bed for sleeping al fresco which is also a superb spot from which to enjoy the glorious sunsets from out across the pool). Two fitted double wardrobes. Sky TV outlet. Small ventilation window. Door to:

En-suite: Fully and in our opinion superbly tiled. The large inset mirror is framed with attractive hand made locally sourced tiles. White close coupled WC., inset vanity wash hand basin with stainless steel mixer tap, inset mirror with two lights over. Good sized enclosed walk-in shower. Central ceiling light. Heated towel rail. Window overlooking the countryside.

From the hall: Door to:

Bedroom 2: Built-in double wardrobe. Ceiling fan. Window overlooking the countryside.

OUTSIDE:

Archway (with newly planted bougainvillea) **near to:**

Kennels: Welcome to 'The Ritz of dog kennels' which consist of a fully enclosed block containing five half tiled kennels one of which is 'family sized' there is also a change over area with wooden kennel. Automatic cold water feed throughout including the exercise area. Good sized fully enclosed dog exercising area. The fully equipped professional **DOG GROOMING ROOM** has both hot and cold water supply, wash hand basin, dog bath with shower over, grooming table and its' own washing machine this room is situated just a short distance from the kennels behind the **(5mx8m) GARAGE** which also has power and light.

The current owners have kept in-depth and professional records of every canine resident and have built up much goodwill and repeat business over the years. They have advised us that they are more

than happy to help with the hand-over and initial running of the kennels to ensure a smooth transition and a first class start for the new owners if they so wish.

Outside: Filtered swimming pool. Tiled shower with hot and cold water. Part of the under build of the covered terrace to the rear of the property is an original stone built Shepherd's hut which now provides useful (although limited head height) storage space.

There are two stores one containing eight large gas bottles and the other the gas boiler for the hot water and central heating. * The owners advise us that for the best part of nine to ten months of the year their hot water is heated by the two solar panels which are located on the roof.

There is a chicken coop and run situated away from the house beyond the olive grove. The gardens surrounding the house are home to a wonderful assortment of olive, cherry, oleander and palm trees which are on full irrigation and there are various water taps dotted throughout the garden. Bougainvillea, roses and a host of other shrubs and plants and also natural areas really set this beautiful home which was built in 2007 off to its' very best from first glimpse.



