








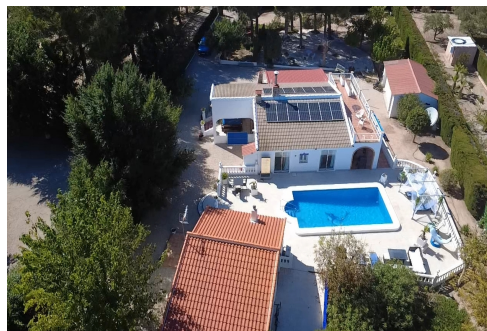
VFM8470Q

Price: 325,000€



-  **Villa**
-  **Salinas**
-  **5 Bedrooms**
-  **3 Bathrooms**
-  **302m² Build Size**
-  **3156m² Plot Size**
-  **Pool: Yes**

Charming country estate with an independent casitaOverview Nestled on a generous 3,156 m² plot with mature shade trees and productive fruit trees, this distinctive property comprises a spacious main villa (built area 302 m²) with three double bedrooms and two bathrooms plus a fully independent 2-bedroom, 1-bath casita. Combining rustic Spanish charisma with modern conveniences and energy-smart systems, the estate offers privacy, flexibility and genuine year-round comfort. Superb mountain views and a private heated 8 x 4 m pool complete the picture — a countryside retreat that's well-connected to local towns and rail links.The main villaLayout...



& living spaces: The main house offers bright, generously proportioned living spaces with high ceilings and abundant natural light. A welcoming entrance leads to a large sitting/dining area ideal for both relaxed family life and entertaining. Character features include traditional tiles and exposed beams alongside contemporary finishes.

Kitchen & dining: A well-equipped kitchen boasts a gas hob and a professional-style range cooker for serious cooks and Sunday roasts alike. Adjacent summer kitchen and covered outdoor dining area make alfresco meals effortless — imagine paella evenings beneath the trees.

Bedrooms & bathrooms: Three true double bedrooms provide comfortable accommodation, served by two thoughtfully appointed bathrooms. Practical built-in storage and flexible room layouts make the space adaptable for families, home offices or hobby rooms.

Heating & utilities: Wood-burning stove (log burner) and a pellet burner provide efficient, cosy heating for winter months. The property benefits from mains water plus agricultural water rights, and a pump house and separate boiler casita simplify maintenance and service access.

The casitaIndependent living: The self-contained 2-bed, 1-bath casita is perfect for guests, long-stay visitors, rental income or extended family. It offers privacy while keeping you close, with its own utilities and direct access to outdoor terraces and the pool.

Outdoor amenities & land usePool & leisure: A private 8 x 4 m heated pool allows for comfortable swimming outside peak summer months. Surrounding terrace space is ideal for sunbathing, socialising and outdoor dining.

Roof terrace & views: A roof terrace provides panoramic mountain views — an excellent spot for morning coffee or sunset aperitifs.

Grounds & planting: The estate benefits from established mature trees and various fruit trees, offering shade, privacy and seasonal produce. Large areas of flat, usable land are perfect for vegetable beds, a small orchard extension, or grazing.

Recreation & fitness: Outside gym equipment, a darts board, a pool table, and a children's play area support active family life and healthy living without leaving home.

Outbuildings & practical spaces: A stable and a versatile workshop offer options for hobbyists, small-scale equestrian use, or storage. A double garage provides secure parking and additional storage. The pump house and boiler casita centralise essential systems for easy servicing.

Energy & sustainabilitySolar system: A modern solar PV installation powers the property directly, significantly reducing reliance on the grid. A 5 kW battery storage system stores excess energy for use when the panels are not generating, ensuring consistent, efficient power day and night. When generation exceeds demand, surplus electricity is automatically exported back to the grid for additional savings.

Dual heating: Log burner and pellet burner offer flexible, efficient heating that complements the mains/boiler systems.

Location & accessibilityProximity to towns: Approximately a 15-minute walk to the attractive village of Salinas for local shops, cafés and community life; a short 5-minute drive brings you to the larger town of Sax w

ith broader amenities, supermarkets and services. Transport links: Close to Sax train station for reliable rail connections to regional centres — an attractive feature for expat commuters or weekend explorers. Lifestyle: The property offers peaceful rural living without sacrificing convenience — ideal for buyers who want space, privacy and the ability to host friends and family or operate a small holiday rental from the casita. Practical details Built area: 302 m² Plot size: 3,156 m² Main villa: 3 double bedrooms, 2 bathrooms Casita: 2 bedrooms, 1 bathroom Pool: Private heated 8 x 4 m Parking: Double garage plus ample off-street parking Utilities: Mains water and agricultural water supply; solar PV exporting to grid Why this property stands out This estate combines the best of Spanish rural charm — citrus-scented evenings, generous terraces and outdoor cooking — with pragmatic infrastructure that modern expat buyers value: independent living space, reliable utilities, good transport links and energy-conscious systems. Whether you're seeking a permanent family home, a weekend escape, or an income-producing property with a rentable casita, this villa offers a flexible, characterful canvas.