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## Description

Country Chalet (280m<sup>2</sup>) with an adjacent Commercial Warehouse (160m<sup>2</sup>) built on a 12,957m<sup>2</sup> (15,54 fanegadas) of land in the municipality of Benigánim! This Chalet build has been approved and registered by the local town planning authority. It is situated in a quiet area of natural beauty on the outskirts of Benigánim. Centrally located in a grassy fenced off plot of 6,765m<sup>2</sup> planted with centenary Olive trees and served by paved roads to a rolling steel gate. Just a 5-minute convenient drive to reach town centre and a just short 35-minute car journey to enjoy the beautiful sandy beaches of the popular nearby holiday resorts of either Oliva and Gandia. This property is surrounded by open unspoilt countryside yet just 20 minutes' walk takes you to the local railway station which is connected to the whole of Spain. The Bellús lake is nearby making it an ideal trail for horse riding or just walking the dog, accessed directly from the front gate without busy roads to cross. Fully legalized and documented, the Chalet was built in 2007 using top quality thermal materials, combining a Mallorca influence with rustic elements. Ideally located, Benigánim is a municipality in the comarca of Vall d'Albaida in the Valencian Community, situated between the villages of Quatretonda and La Pobla del Duc. It consists of approximately 6,000 inhabitants, it has a medical center and good shopping facilities, including 3 major name supermarkets and a once-a-week eco fruit and vegetable market held on the town square. Benigánim was a historic Medieval town of worship in the Borgia dynasty and is located to the south of the province, 80 kms. from Valencia. It is well placed, just 45 minutes from Valencia Airport and just over an hour from Alicante Airport linked by easy nearby motorway access. The town has a railway station and is a short commute to the main railway hub in the nearby City of Xàtiva which in turn, is joined to the main-line network serving both Valencia to Madrid. The valley plot has a climate with mild temperatures throughout the year, the valley is internationally renowned for growing soft fruits, perfect to enjoy its many cultural activities, its acclaimed festivals, its beautiful historic town center and its warm people. This very spacious family home is distributed on one floor, its 200m<sup>2</sup> floor space is divided into well-proportioned rooms and is warm in Winter and naturally cool in Summer due to its large volume and layout. An outstanding feature is the large living-room with its high vaulted Mallorca beamed ceiling creating a relaxed feeling of space and here the terracotta tiled floor has been randomly decorated with multi-coloured hand-made biscuit tiles. Imported from Austria, this large cast iron wood burning stove has been set-in a high stonework chimney acting as a focal point. (Provision has been made to install a wooden mezzanine floor with staircase should you require more space). This lounge is connected to a large bright dining room that enjoys 180° panoramic

mountain views to the nearby National Park and is ideal room for entertaining guests with yet another log burner chimney as a corner feature, again set-in similar natural stone. From the lounge there is a large adjoining kitchen, linked through an open arch made from stone found locally. This room has a decorative Mallorca arched-brick beamed ceiling with an L-Shaped work surface that has been cut from one large slab of exclusive dark Italian marble. There is an island storage unit to prepare food or simply enjoy a communal breakfast sat on stools; Service connections exist for both a washing machine and dishwasher together with a double-sink in front of a window, supplied with hot water from a wall mounted butane boiler which also serves a built-in gas range cooker. The master bedroom also has a log burning stove with a chimney set-in natural stone. A nice free-standing carpentered double wardrobe made from Walnut is included. The other bedrooms and bathrooms are connected via a long airy hallway and accessed through natural wood doors. The passageway is recessed with a built-in chimney, ready for a pellet burner and there is access via a manhole to the basement. The entire Chalet has exterior pine cased windows and doors, glazed with 7mm "anti-theft" laminated glass and supported by railway sleeper beams. Thermal insulated bricks were used throughout including the partition walls, meaning the inside remains cool under the hot summer sun with no real need for air conditioning and the same build provides good insulation during the few colder Winter months. There is a large bathroom which is equipped with an Italian designed jacuzzi jet bath with hot water connected to another wall mounted gas boiler. The second bathroom has a walk-in decorative stone shower and hot water is supplied from the same independent butane boiler. Drainage for the building is to a distant self-emptying eco-friendly septic tank. A tall metal mast has been installed for a wind turbine. The property is connected to the town mains water and has eco-friendly energy from roof mounted photovoltaic panels; So, no energy bills to pay! The property offers an additional 80m<sup>2</sup> under-build, with a tiled floor. The basement is home to the solar panel inverter and batteries and is easily accessible by an up and over 3m wide garage door. The space is perfect for conversion to a cool sub-terranean office, workshop, gymnasium or left simply as garage parking space for 2 cars. A concrete tiled footpath provides easy maintenance to drains and follows the building round to the large garden, which is mainly laid to cut grass and includes a gravel car park and drive to the entrance closed off by a heavy metal gate on rollers. The back door from the dining room leads down a few steps to a shady tiled patio with an adjacent flood-lit pond and cascade, ideal for a barbeque. A separate single phase electrical connection exists with an adjacent tiled space for the buyer to install a large 6 person Jacuzzi in the future at no extra costs. From this area, you can enjoy panoramic views from east to west. The distant mountains and the surrounding agricultural landscape are a wonderful location and altogether invites one to relax and enjoy the purely Mediterranean environment. The un-polluted dark night skies provide the ultimate star gazing entertainment for this idyllic family residence! There is an adjacent 160m<sup>2</sup> commercial warehouse, included in the asking price! This structure has been approved and authorised by the local town planning authority. The warehouse comprises of a 160m<sup>2</sup> welded metal, high steel frame with solid brick-built walls and metal framed windows protected by security bars; The roof is of convoluted metal-foam sandwich panels which lower the thermal temperature in Summer and are insulated to retain heat loss in the Winter, included are 4 clear plastic roof panels that provide ample daylight. The structure is connected to the town mains water and has eco-friendly energy from roof mounted photovoltaic panels; This warehouse can provide the buyer with an ideal opportunity for starting up an economic business model from home! The front entrance is secured by a double steel door and with a loading bay that provides good access for small lorries. The entrance at the rear is fitted with a high security metal door. Ample metallic storage shelving increases the available floor space. 2 suspended industrial fluorescent tube light fittings, TV aerial and a chimney for a wood burning stove are included. The building has a built-in cabin with a toilet, wash-hand basin and a hot walk-in shower connected to a wall mounted butane gas boiler. Drainage is to a nearby eco-septic

tank. There is a shady concrete patio to the rear with an outside tap. As an alternative to a business venture, the building can be converted into a legal 3-bedroom detached house at very low cost!The high-spec warehouse has great potential for various commercial enterprises and is located just 15 minutes distant from the national motorway network; For example, Online commerce storage and distribution or say a dog, cat and horse holiday hotel. The warehouse lends itself particularly to convert into a stable for horses with the equestrian centre enjoying miles of open country trekking and riverside trots on the doorstep with literally no roads to cross. Especially as the building stands on a 1,581m<sup>2</sup> fenced plot and has already been licensed for horses. There is also a secure chain-link fenced-off chicken run incorporated to the side of the warehouse accessed for maintenance by steel gates. The grazing land opposite the warehouse also has permission to be fenced off. At the moment it is a 4,611m<sup>2</sup> triple-terraced open pasture enjoying a plumbed water supply. A detached house with amazing views could be built on this plot subject to planning permission approval!An adjoining 4,611m<sup>2</sup> plot of good agricultural “grazing” land will be INCLUDED in the sale!