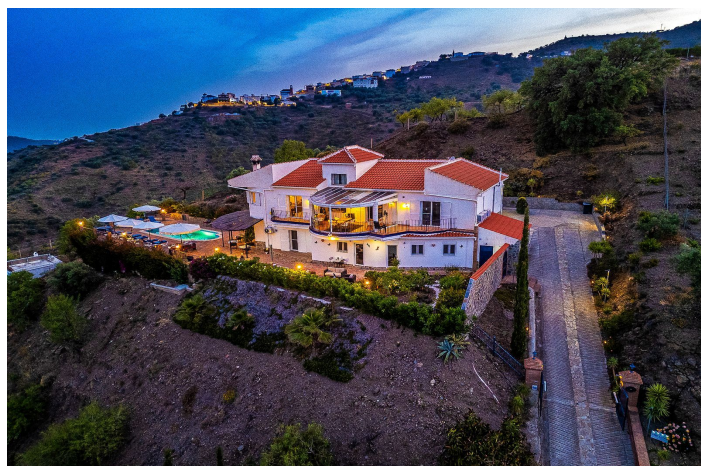




Villa for sale in Árchez

850,000 €

Reference: R5302609 Bedrooms: 5 Bathrooms: 5 Plot Size: 6,171m² Build Size: 207m² Terrace: 43m²





Axarquía, Árchez

Luxury Villa with Spectacular Views and B&B License in Archez.

This modern architect-designed villa, built in 2004, offers breathtaking views of La Maroma and the whitewashed villages of Cómpeta and Canillas de Albaida. With 340 m² of living space on a 6,000 m² plot, it combines comfort, privacy and nature – just 5 minutes from Archez, 15 minutes from Cómpeta, and 30 minutes from the Mediterranean coast.

The villa features five spacious bedrooms, each with a modern en-suite bathroom, air conditioning, and ceiling fans. The bright living area with a wood-burning stove flows seamlessly into the open-plan kitchen, equipped with natural stone countertops, a breakfast bar, and full modern appliances. A conservatory with panoramic views provides the ideal place to relax. An additional room can serve as an office, library, TV room, or extra bedroom. A utility room and the service area “La Cantina” complete the interior. Double glazing, insect screens, and shutters throughout add to the overall comfort.

Outdoors, the property offers a 9x4 m pool with a gradual depth and wide steps, surrounded by sun and shaded terraces with various seating areas. A covered bamboo terrace and an outdoor shower create a pleasant setting. The adjoining pool house contains all technical equipment, keeping the area tidy and well-maintained. The grounds are fully enclosed, with a paved driveway, parking for four cars, an electric gate, storage room, firewood shelter, and motion-sensor lighting.

Sustainability at its core: The villa is equipped with ten photovoltaic solar panels, thermal solar panels for hot water, a heat pump for the pool and underfloor heating, and a 15 m³ rainwater collection system for irrigating the gardens and fruit trees. Several landscaped garden areas and fruit trees spread over three terraces are maintained via an automatic irrigation system.

The property holds a Casa Rural rental license and is currently run successfully as a B&B, but it is equally well suited as a holiday retreat or large family home. All paperwork, including the DAFO certificate, is in place. The existing B&B name, website, marketing materials, and booking system can be transferred if desired.

Experience the exceptional space and elegance of this villa, and be captivated by its spectacular views and refined design.



Features:

Features

Covered Terrace
Near Transport
Private Terrace
Satellite TV
Storage Room
Ensuite Bathroom
Double Glazing
Fitted Wardrobes
WiFi
Utility Room
Barbeque
Guest Apartment
Restaurant On Site

Views

Mountain
Panoramic
Country
Garden

Pool

Private

Garden

Private
Landscaped
Easy Maintenance

Category

Holiday Homes
Investment
Luxury
Resale

Orientation

East

Setting

Close To Shops
Close To Schools
Country
Mountain Pueblo
Close To Forest

Furniture

Fully Furnished

Parking

Private
Open
More Than One
Street

Climate Control

Air Conditioning
Cold A/C
Hot A/C
Central Heating

Condition

Excellent

Kitchen

Fully Fitted

Utilities

Electricity
Drinkable Water
Photovoltaic solar panels