



## listing



### Agenten-Info

Name:	BoCasa
Name der Firma:	
Land:	Spanien
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	Buyer's Agent, Listing Agent
Art der Immobilie:	Wohnungen, Häuser, Andere
Telefon:	+34 (637) 148-358
Sprachen:	Dutch, English
Webseite:	<a href="https://bocasa.nl">https://bocasa.nl</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 2,390,000

#### Standort

Land:	Spanien
Adresse:	Benissa
Veröffentlicht:	17.06.2026

#### Beschreibung:

Finca for sale in Benissa — Berdica, 6 bedrooms · 6 bathrooms · 800 m<sup>2</sup> built · 5,500 m<sup>2</sup> plot  
Some houses announce themselves. This one waits — tucked into the quiet residential surroundings of Berdica, just two kilometres from the heart of Benissa, yet entirely its own world. The valley opens out to the south, the sun holds the terraces from morning until it slips behind the hills, and the sense of privacy is complete. It is, in the truest sense, one of the area's best-kept secrets: a rustic finca of real character, within walking distance of the village and screened from everything beyond its own gardens.  
Built across two floors and a generous basement level, the house is a study in space, light and quiet craftsmanship. At its centre sits an interior courtyard — the soul of the home — around which a beautiful internal staircase rises and falls, connecting every level to the same pool of natural light. From the entrance hall the home unfolds with an easy, traditional logic: three bedrooms and two bathrooms on the main floor, and a kitchen that flows into a generous living and dining room anchored by a splendid fireplace. From there, doors open onto a wide covered porch — the threshold between the cool interior and the warmth of the garden beyond.  
Upstairs, the master suite occupies the whole of the upper floor as a private retreat: a spacious bedroom, a separate dressing area, en-suite bathroom and a private terrace framing the valley. Below, the basement reveals its versatility — a large bedroom suite with its own independent entrance, ideal as a self-contained studio, alongside a wine cellar, a private office, a garage, a plant room and a laundry with en-suite bath



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that doubles neatly as service quarters.

At a glance

5,500 m<sup>2</sup> plot, south-facing, with panoramic valley views and all-day sun

800 m<sup>2</sup> built over main floor, upper floor and basement

450 m<sup>2</sup> double-height annex, fully finished — independent home, or connectable to the main house

6 bedrooms, 6 bathrooms; master suite with dressing room and private terrace

Generous living/dining room with fireplace, opening to a wide covered porch

Independent-access basement suite, ideal as a studio or guest apartment

Wine cellar, private office, garage, plant room and laundry/service room

Central heating and hot/cold air conditioning throughout

Mature gardens and a large private swimming pool

large workshop

vegetable garden and a host of fruit trees

Driving access with parking for 10+ vehicles, plus a large pergola

2 km to Benissa village · 7.3 km to Advocat Beach · 8 km to Moraira · 9.5 km to Calpe

Outdoors is where the finca truly stretches out. Expansive terracing wraps the house, threaded with mature lawns, olive trees and palms, a working vegetable garden and a stone fountain that lends the whole setting its unhurried, Mediterranean rhythm. A rectangular pool sits at the heart of it, and beside it the showpiece: a summer kitchen and barbecue complete with wood-fired oven — the kind of space that turns a Saturday lunch into a gathering that runs all afternoon. A sculptural exterior shower completes the picture.

Then there is the annex. A magnificent, fully finished double-height space attached to the main house — and a rare piece of flexibility. As it stands today it is a complete, self-contained home in its own right: a bedroom, bathroom, mezzanine, and a living and dining room with open kitchen, all behind its own independent access. Equally, it connects directly to the main house from the living room to create an incredible addition to the home — with an existing project to carry the living room through into the annex around a fireplace reimagined to open a full 360 degrees, making a single, spectacular room at the heart of the house. And for an owner with imagination, its volume and openness lend themselves to something truly original: a gallery for a classic-car collection, a private museum, a trophy room, a studio. Alongside it, a hand-craft winery — grape selection through to bottling, the old way, by foot — gives the estate its final, characterful flourish.

A rustic finca of genuine quality, then: privacy and panorama within walking distance of one of Costa Blanca North's most authentic villages, and the rare gift of room to grow. We are, quite probably, facing one of the best-kept secrets in our area.

Arrange a private viewing.

About Berdica & Benissa Berdica is a tranquil residential area on the inland side of Benissa, in the Marina Alta region of Costa Blanca North, Alicante. The market town of Benissa — known for its sandstone old quarter, the neo-Gothic Purísima Xiqueta church and a thriving weekly market — lies just 2 km away and is comfortably within walking distance. The Benissa coastline and Advocat Beach are around 7.3 km from the property, while the sought-after towns of Moraira (8 km) and Calpe (9.5 km) place the northern Costa Blanca within easy reach. The area is prized by international buyers for its privacy, mature landscapes, panoramic valley outlooks, and its position between the Mediterranean and the inland hills.

## Allgemein



Schlafzimmer: 6  
Badezimmer: 6  
Fertige m<sup>2</sup>: 800 m<sup>2</sup>  
Grundstücksgröße: 5500 m<sup>2</sup>

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID: BC14-29727

