

## Villa for sale

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## Villa for sale type unknown

Price: €549,000

Bedrooms: 4

Bathrooms: 2

M2 Living: 200<sup>2</sup>M2 Plot: 1011<sup>2</sup>

M2 Terrace: -

Address: Javea, Alicante

This lovely villa is located in the El Cabo area of Javea, 9 minutes drive from the Arenal beach, shops and restaurants. The villa is situated in a well kept neighbourhood of similar properties all with private gardens surrounded by trees and just a 450m flat walk from the villa is a wonderful viewpoint with amazing sea views [see photos below], a great place to chill-out. You enter through the electric gates and drive straight up to the car port situated next to the front door. You enter into an entrance porch, then a small hallway, and then through a Tosca archway into the spacious living room which has views over the pool and a feature Tosca fireplace with an integral gas fire. Through another archway you enter the large kitchen/breakfast room which has a dining area overlooking the garden and pool and a spacious white kitchen with fantastic granite worktops stainless steel appliances. Through a door in the middle of this room you enter a hallway which includes the house shower room, a spacious double bedroom and a large suite [possibly a master bedroom] which consists of an en-suite bathroom, bedroom and an office annex. Up the staircase in the hall you reach the first floor, firstly you will find a spacious bedroom with sloping ceilings, ideal for children, with two single beds and built-in storage and then you reach the second possible master bedroom which includes a spacious bedroom, a private terrace with views over the pool, the mountains and the Montgo and a spacious bathroom which includes double basins, corner bath and walk-in shower. Through glass sliding doors from the dining area you enter a wonderful open naya with glass curtains, here there is space for relaxing, dining alfresco and even a chaise longue for your "siesta". From the naya you are directly onto the spacious pool terrace which has a wonderful custom design pool surrounded by a lovely garden. Down some steps from the pool terrace there is a lawn and from here you can enter the pool equipment room which also provides a very large dry storage space under the pool terrace. At the back of the villa there is another private terrace with ample space for both relaxing and eating, and then a graveled area where you can access the boiler room.- Key points:- South-facing- Built 1995 to German standards with insulated walls- Renovated up until 2000 and the en-suite bathroom upstairs was renovated 2018- Community sewerage, gas supply in the road and street lighting- Double glazed windows with mosquiteras and persianas- Gas underfloor heating- Air conditioning- Ceiling fans in the bedrooms and office- Telephone, internet and satellite television available- Kitchen including stainless steel oven, gas hob and US style fridge/freezer with ice and water dispenser, also includes canopy extractor and integrated dishwasher and washing machine- Pool shower - Garden irrigation - Water deposit- Car port plus open parking for 3-4 cars- Community fees 200€ per year- Annual taxes 1000€ +/- This lovely villa should not

be missed, once seen you will be smitten!

