



















## 4 soveværelse Villa til salg i Benissa, Alicante

620.000€

Traditional, renovated villa in green oasis just 2 km from the beach of La Fustera - Montemar, Benissa. Discover this charming, renovated villa in traditional style, located in the quiet and green urbanization of Montemar in Benissa. Only 2 kilometers away from the beautiful beach of La Fustera and surrounded by natural areas, this property offers ultimate privacy, tranquility and a pleasant Mediterranean lifestyle. The villa has a total built area of 420 m<sup>2</sup> and a usable area of 219 m<sup>2</sup>, distributed over two floors. Through the pedestrian entrance you reach the upper floor where the main house is located. Here you enjoy a spacious, bright living room with large windows and views of the surrounding nature. Adjacent you will find a dining room and a fully equipped open kitchen. Furthermore, this floor has two comfortable double bedrooms that share a bathroom. Outside you will find an attractive barbecue area, ideal for enjoying summer evenings with family or friends. The ground floor is arranged as a spacious and independent guest house, consisting of a lounge, a dining room, a kitchen, two bedrooms and two bathrooms, one of which was recently renovated. This floor also features an east-facing balcony and two spacious terraces, one on the north side and one on the south side. A separate laundry room, strategically located between the two floors, provides additional convenience and is accessible to both residents and guests, ideal for rentals. Below the guest house are two practical storage rooms. Situated lower on the plot is the recently renovated swimming pool with a spacious sun terrace, completely surrounded by mature trees that ensure optimal privacy. The municipality has given permission to remove some trees to create additional sunlight on the terrace, if desired. The villa also has a carport for one car, air conditioning, electric radiators, a garden with fruit trees and automatic irrigation. The location is excellent: Only 7 minutes' drive from idyllic coves such as Cala Baladrar and Playa La Fustera and only 15 minutes from both the charming coastal village of Moraira and the lively resort town of Calpe. This property is perfectly suited as a permanent residence for several family members, as a vacation home, or as an investment property for rental thanks to its division into two independent floors. Do not hesitate any longer and request your visit now!

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|---|--|---|
|  4 soveværelser                   |  3 badeværelser     |  420m <sup>2</sup> Byg størrelse |
|  620m <sup>2</sup> Grundstørrelse |  Svømmepøl          |  Mosquito windows                |
|  Roller Shutters                  |  Carport            |  Pool                            |
|  Storage                          |  Separate Apartment |  Terrace                         |
|  garden                           |  Built-in cabinets  |  Barbecue                        |
|  Balcony                          |  Air conditioning   |  Automatic irrigation            |



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