



## 4 soveværelse Villa til salg i Calpe, Alicante

850.000€

**LOCATION** This classic Mediterranean style villa is located in the exclusive Garduix in Calpe. Located in a quiet residential area (in a cul-de-sac), the property is just 1 km from the town centre of Calpe, a 13-minute walk from its wonderful beaches and all kinds of services.

**ABOUT THE HOUSE** Located on a flat plot of 1,150 m<sup>2</sup>, the villa has a constructed area of 305 m<sup>2</sup>, distributed over two floors plus a semi-basement floor. Built in 2005, it is in very good condition and stands out for its functional design, charming outdoor elements and its cozy atmosphere.

**DISTRIBUTION** Main floor: It has a spacious entrance hall, a hallway, 2 bedrooms (15 m<sup>2</sup> and 12 m<sup>2</sup>), a 10 m<sup>2</sup> en-suite bathroom with shower and hydromassage, a toilet, a spacious kitchen-living-dining room of 55 m<sup>2</sup>, and a 30 m<sup>2</sup> porch that connects to an outdoor terrace of 70 m<sup>2</sup>, where there is an 8x4 meter rectangular pool. Upper floor: Here is a guest apartment, with private access. It includes 2 bedrooms (15 m<sup>2</sup> and 12 m<sup>2</sup>), a full bathroom, a 25 m<sup>2</sup> kitchen-living-dining room, and a 30 m<sup>2</sup> terrace with panoramic views of the sea, the Peñón de Ifach and the mountains.

Semi-basement floor: On this floor there is a garage of 45 m<sup>2</sup> and an additional space of 190 m<sup>2</sup> with a height of 2.5 meters. This space includes a 20 m<sup>2</sup> entrance hall, a 30 m<sup>2</sup> workshop-storage room, a 10 m<sup>2</sup> living room, and an undeveloped 130 m<sup>2</sup> area, ideal for an apartment, gym, cinema or games room.

**EQUIPMENT AND EXTERIOR** The villa is equipped with air conditioning (6 splits, hot/cold) and electric radiators. Outside, there is a barbecue area with a summer dining room, a large garden area with fruit trees, a children's play area and a pond with an integrated waterfall. In addition, it has ample outdoor parking space for more than six vehicles. This impressive residence combines generous volumes, great expansion potential and an unbeatable location, making it an ideal choice for those looking for quality of life on the Costa Blanca.

- 4 soveværelser
- 1.150m<sup>2</sup> Grundstørrelse
- barbecue
- covered terrace
- garage
- internet
- near the town center
- parking

- 2 badeværelser
- Svømmepøl
- chimney
- fenced plot
- garden
- laundry
- open terrace
- phone

- 305m<sup>2</sup> Byg størrelse
- air conditioning hot cold
- construction year: 2005
- furnished
- heating electric
- near the beach
- outdoor shower
- satelite tv