

## 4 soveværelse Villa til salg i Calvario (Javea/Xabia), Alicante

870.000€



**h2>Overview** Set on a level plot in a tranquil area of Jávea, this charming four-bedroom, three-bathroom villa (built in 2008) offers generous single-level living and an inviting Mediterranean lifestyle. Its wide entrance and single-story layout make for effortless comfort, with the current access featuring two low steps that can be easily adapted for wheelchair accessibility...Daily life revolves around the expansive naya and the large private swimming pool, framed by beautiful mountain views. To enhance comfort and efficiency, parts of the roof, including the naya, are equipped with solar panels (+energy deposit). The plot is fully secured by a gated entry with on-site parking and a garage. This villa is not only a holiday retreat but also a very good home to live in all year round, thanks to its solid build quality, modern installations, and thoughtful layout.

**Interior & Features** The bright living room is spacious, featuring a cozy seating area around the fireplace and sliding doors that open directly onto the naya, creating a seamless indoor-outdoor experience. Authentic details such as the Spanish ceiling with wooden beams add character and warmth. The L-shaped kitchen is bright and generously proportioned, designed with both functionality and family living in mind. It comes fully equipped, featuring an American-style fridge and ample workspace, plus a charming corner that's perfect for a breakfast nook. A direct door to the outside makes al fresco dining easy, while the adjoining utility/laundry room provides extra convenience and storage. The property offers four comfortable bedrooms, all with fitted wardrobes and climate control via split air conditioning units and gas central heating. The windows are fitted with double glazing and blinds. Three neat bathrooms (one en-suite), provide showers and two baths, sinks, toilets, and bidets, ensuring functionality for the whole family.

**Outdoor Space & Views** The spacious naya with its large stone terrace easily accommodates a long dining table and a generous lounge area – perfect for long summer evenings overlooking the mosaic-finished pool and the mountain backdrop. The garden is designed for easy living with low-maintenance artificial grass and mature planting. In addition to the garage and extra parking behind the gate, the outdoor space includes a practical exterior toilet, ideal for poolside use and entertaining. For added relaxation, a hot tub/spa is also available.

**Condition & Potential** This villa, constructed in 2008, is in good condition with well-maintained installations. A

🏠 4 soveværelser

📏 1.132m<sup>2</sup> Grundstørrelse

🚿 3 badeværelser

☑️ Svømmepøl

🏠 276m<sup>2</sup> Byg størrelse