





## 5 chambre Villa à vendre dans La Xara, Alicante

1.290.000€



This rustic villa was totally renovated in 2000 and is situated on a large, quiet plot directly bordering the Montgó nature reserve with direct access to its own hunting grounds. Due to its central location, you can reach the A7 Valencia-Barcelona-Alicante motorway, the tourist resort of Jávea, the city of Denia and the Marina Alta shopping centre in about 10 minutes. The property consists of 4 living rooms, a breakfast room, a kitchen, a pantry, a bar, 5 bedrooms of which the master bedroom has a whirlpool bath, 4 bathrooms, an outdoor kitchen with a wood-burning pizza oven and a laundry room. It also has a large, cool covered terrace, several balconies overlooking the nature reserve and an oriental covered naya with barbecue and large sitting areas. The house is unique because of the quality of its construction. Since the walls on the ground floor are up to 100 cm wide, it has a unique dry climate, which means that no air conditioning is needed in the summer and the house can be heated cheaply in the winter. By connecting to the water source of the property you can always drink water from the tap. A little lower in the garden is the party house with bar, sink and place for a refrigerator. There are also 2 attached garages, one with space for 10 cars and one with space for 3 cars, with a door connecting both. The house has a terrace area of approximately 1000 m<sup>2</sup> and a heated swimming pool of 42 m<sup>2</sup> with adjacent sauna, jacuzzi and shower house with experience shower and steam. In addition, there is a children's pool with waterfall of 32 m<sup>2</sup> located in the park with fish pond and surrounded by tall old trees, palms, cacti, Mediterranean plants, flowers and fruit trees. The whole property is walled and has a large driveway.

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|  5 chambres                                |  4 salles de bains |  1.049m <sup>2</sup> Taille de construction |
|  6.863m <sup>2</sup> Taille de la parcelle | <input checked="" type="checkbox"/> Piscine   | <input checked="" type="checkbox"/> Air conditioning   |
| <input checked="" type="checkbox"/> Alarm  | <input checked="" type="checkbox"/> Automatic gate  | <input checked="" type="checkbox"/> Balcony  |
| <input checked="" type="checkbox"/> Bar  | <input checked="" type="checkbox"/> Barbecue  | <input checked="" type="checkbox"/> Central heating  |
| <input checked="" type="checkbox"/> Electricity  | <input checked="" type="checkbox"/> Fitted wardrobes  | <input checked="" type="checkbox"/> Furnished  |
| <input checked="" type="checkbox"/> Garage   | <input checked="" type="checkbox"/> Garden  | <input checked="" type="checkbox"/> Heat pump  |
| <input checked="" type="checkbox"/> Jacuzzi  | <input checked="" type="checkbox"/> Outdoor kitchen   | <input checked="" type="checkbox"/> Outdoor shower   |
| <input checked="" type="checkbox"/> Pool   | <input checked="" type="checkbox"/> Sauna   | <input checked="" type="checkbox"/> Storage room   |



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