

## 3 chambre Villa à vendre dans Calpe, Alicante

520.000€



Excellent property located very close to the beach and the marina Marina Port Blanc, with wide and step-free access, ideal for those seeking comfort, space, and a prime location. **MAIN FEATURES**·Single-storey property·3 bedrooms with built-in wardrobes·2 bathrooms, one of them en suite·956 m<sup>2</sup> plot·Private 12 × 4 m swimming pool with salt chlorination and heating·???? **SURFACES**·Built area: 156 m<sup>2</sup>·Plot size: 956 m<sup>2</sup>·???? **OUTDOORS AND GARDEN**The property sits on a spacious plot with a landscaped Mediterranean garden, featuring palm trees, fruit trees, and mature cypress hedges. It offers parking for 3 vehicles, one of them covered, access via an automatic gate, a decorative pond, and a built storage shed for garden tools.·???? **LEISURE AREA**Outstanding 12 × 4 metre private swimming pool, equipped with a salt chlorination system, roller cover, PVC pool cover, and integrated heating system, alongside a 34 m<sup>2</sup> glazed constructed room, perfect for year-round enjoyment.·???? **COMFORT AND EQUIPMENT**The property features split air conditioning in all bedrooms and living areas, underfloor heating powered by a gas boiler (installed in 2020), a gas fireplace, fibre-optic WiFi, and two satellite dishes (Hispsat and Astra).·???? **ADDITIONAL SPACE**The house includes a 30 m<sup>2</sup> basement storage room with ceramic flooring, and all buildings and annexes are registered in the cadastre and land registry, providing full legal security.

 3 chambres

 2 salles de bains

 191m<sup>2</sup> Taille de construction

 956m<sup>2</sup> Taille de la parcelle