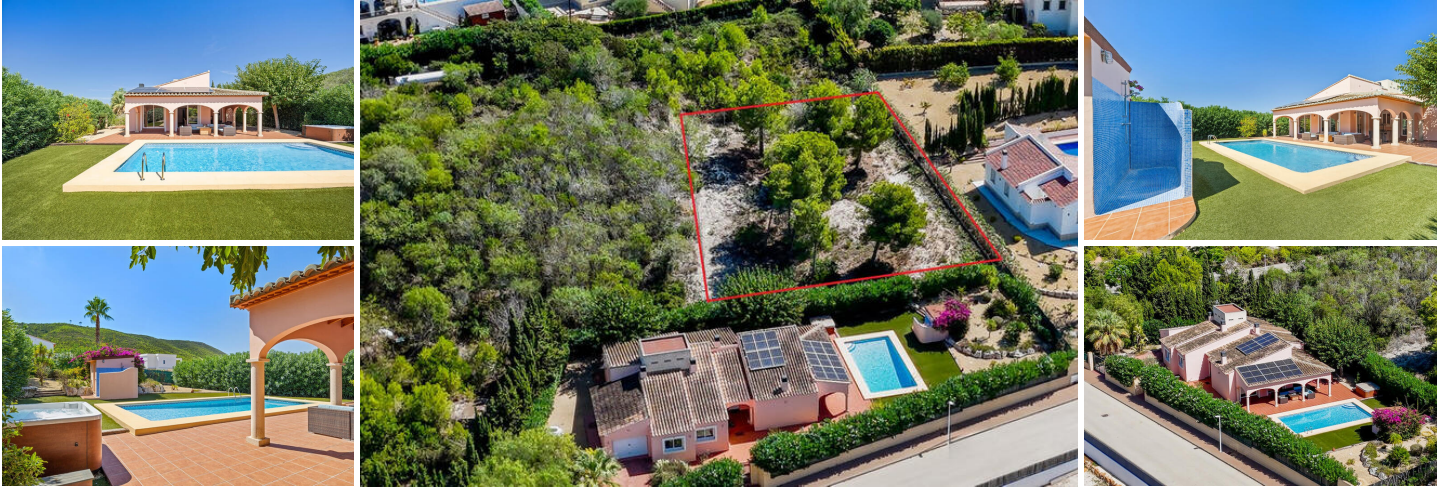


## 4 chambre Villa à vendre dans Calvario (Javea/Xabia), Alicante

1.131.000€



This is a rare chance to acquire a beautifully maintained, ready-to-move-into villa together with the adjoining plot, where you have the option to build a second villa. The existing property offers immediate comfort and Mediterranean living, while the neighboring plot provides excellent potential for expansion, investment, or the creation of a family estate. Whether you are looking for a turnkey home with extra space, an investment opportunity, or a project to develop, this combination offers outstanding value and flexibility. 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. 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

🏠 4 chambres

🚿 3 salles de bains

🏠 276m<sup>2</sup> Taille de construction

📏 1.132m<sup>2</sup> Taille de la parcelle

✅ Piscine