

## 4 soverom Villa til salgs i Xàbia/Javea, Alicante

549.950€



We arrive at the highest point in Cap de la Nau Javea to find our fabulous rustic villa which can park on the driveway or in the garage, presently used for storage.





A rustic door opens to a short hallway and through to our left into the semi-circular lounge with a lovely high and beamed ceiling. There is an open-log fire perfect for cosy winter nights. Arched windows provide stunning views over Javea bay and the Montgo mountain. We can see through to the well-fitted modern kitchen from the lounge through a small arch and an area useable as a breakfast bar. The kitchen is well fitted with a gas hob and electric oven.

From the lounge and/or the kitchen we flow into the spacious naya and again we have fantastic views over Javea bay. A french door to the left leads us out onto the BBQ terrace area and access through a gate to the garage. There are steps from the terrace up to a roof solarium again offering far-reaching views across Javea bay and to the Montgo mountain and almost 360 degrees in total.

Returning to the naya we exit double french doors and descend steps to the newly reformed pool terraces and heated swimming pool. The pool area has Mediterranean plants and ample space for sun loungers and entertaining.

On this level, we can also access the self-contained one-bedroom apartment with a double bedroom, kitchenette and en-suite bathroom with shower. A perfect place for visiting friends or family to stay. A real bonus is the ability to drive a car right to the entrance of the apartment, great for anyone with mobility issues or elderly family visiting.

Returning to the main villa we find a short hallway leading us to 3 double bedrooms, one of which is en-suite and the others share a family bathroom with shower over bath.

- |                                                                                                                     |                                                                                           |                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
|  4 soverom                        |  2 bad |  166m <sup>2</sup> Bygg størrelse |
|  750m <sup>2</sup> Tomtestørrelse | <input checked="" type="checkbox"/> Svømmebasseng                                         | <input checked="" type="checkbox"/> Alarm System                                                                       |
| <input checked="" type="checkbox"/> Local Tax (Annual): 1000                                                        | <input checked="" type="checkbox"/> Furniture Negotiable                                  | <input checked="" type="checkbox"/> Fully Fitted Kitchen                                                               |
| <input checked="" type="checkbox"/> Gated Driveway                                                                  | <input checked="" type="checkbox"/> Separate Kitchen                                      | <input checked="" type="checkbox"/> Private Solarium                                                                   |
| <input checked="" type="checkbox"/> Pool                                                                            | <input checked="" type="checkbox"/> Proximity: Airport                                    | <input checked="" type="checkbox"/> Proximity: Beach                                                                   |
| <input checked="" type="checkbox"/> Terrace                                                                         | <input checked="" type="checkbox"/> Garage                                                | <input checked="" type="checkbox"/> Heating                                                                            |
| <input checked="" type="checkbox"/> Garden                                                                          | <input checked="" type="checkbox"/> Washing machine                                       | <input checked="" type="checkbox"/> Garden                                                                             |
| <input checked="" type="checkbox"/> Air conditioning                                                                | <input checked="" type="checkbox"/> Proximity: Shopping                                   | <input checked="" type="checkbox"/> Pool type: Private                                                                 |