

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

520.000€



A short drive from Javea brings us to our fabulous 5-bedroom villa on a corner plot of some, 1300m<sup>2</sup>.

We can park on one of two driveways, one is flat and the other slightly sloped. Having parked on the flat driveway we walk towards the naya passing the pool and terrace to our right and up a couple of steps onto the south facing naya which is made private by the tall hedges. This is a great and comfortable area for relaxing, as the naya is spacious. Glass curtains enclose the rear of the naya from the lounge, where we now enter, the lounge is large and flows through to a second glazed naya presently used as a dining room. It is beautifully furnished and has a wonderful view towards the montgo mountain. The lounge has a new modern pellet burner which is connected to the central heating system. This means it is far more energy efficient than using the large gas bottles. To the rear of the lounge is a delightful cocktail bar, perfect for those parties. There is also air conditioning.

An archway leads us from the lounge and into the large and well-fitted family kitchen, a door at the end leads back out to the naya. From the lounge we can move out into the hallway where to our left is the main "front door" which has steps to access and a small study area. Then to our left is the first of two bathrooms, one with a shower unit and the other a modern bath with shower over. At the end of the hall we find our bedrooms. There are 3 double bedrooms, two of which have hot and cold air conditioning units. One has access to a private terrace with views to the pool.

Moving outside, we find the large 10x5 metre swimming pool with feature poolside shower and large terrace for sun loungers or dining. A sloping pathway takes us around to the other side of the villa, where we find a small naya and can enter the self-contained apartment. There is a lounge and a large, well-fitted kitchen. A hallway takes us to the two double bedrooms, which share a "jack and Jill" style bathroom with a bath and shower over.

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|---|--|---|
| 5 soverom   | 3 bad  | 240m <sup>2</sup> Bygg størrelse                            |
| 1.300m <sup>2</sup> Tomtestørrelse                        | <input checked="" type="checkbox"/> Svømmebasseng        | <input checked="" type="checkbox"/> Local Tax (Annual): 900 |
| <input checked="" type="checkbox"/> Part furnished        | <input checked="" type="checkbox"/> Fully Fitted Kitchen | <input checked="" type="checkbox"/> Gated Driveway          |
| <input checked="" type="checkbox"/> Terrace               | <input checked="" type="checkbox"/> Heating              | <input checked="" type="checkbox"/> Garden                  |
| <input checked="" type="checkbox"/> Floors: 2             | <input checked="" type="checkbox"/> Washing machine      | <input checked="" type="checkbox"/> Dishwashing machine     |
| <input checked="" type="checkbox"/> Garden                | <input checked="" type="checkbox"/> Air conditioning     | <input checked="" type="checkbox"/> Pool type: Private      |
| <input checked="" type="checkbox"/> Drive way             | <input checked="" type="checkbox"/> Fitted wardrobes     | <input checked="" type="checkbox"/> Storage / utility room  |
| <input checked="" type="checkbox"/> Views: Mountain views | <input checked="" type="checkbox"/> Double glazing       | <input checked="" type="checkbox"/> Septic tank             |