










## 4 soverom Villa til salgs i Javea, Alicante

540.000€



This villa has been built with high-quality materials and can still be finished to your own taste which offers a unique opportunity. The villa is located on a flat plot, facing south and overlooking the impressive Montgó mountain range. The villa is entirely on the ground floor which ensures utmost comfort and all rooms are of a large size. A terrace gives access to the front door after which you enter a spacious hallway. To the right is a double bedroom with an en suite bathroom and to the left is a large kitchen with a utility room. From the utility room there is direct access to a terrace on the north side. Further down the hallway, on the right you will find a very large living-dining room with a fireplace. Sliding windows give access to a covered terrace of almost 60 m<sup>2</sup>, facing south, ideal for year-round outdoor dining. To the left of the corridor are two more double bedrooms and a bathroom. The corridor ends in a fourth bedroom with an en suite bathroom. There is also a garage with space for two cars with direct access to the villa (currently the garage has been converted into a provisional kitchen with lounge and bathroom). The plot has a total area of 1500 m<sup>2</sup> which offers the possibility to build a large swimming pool with a sun terrace, a driveway with a carport, a grass garden, etc. Moreover, the plot is fully fenced and there are already several fruit trees including orange trees, lemon trees, almond trees, an olive tree and a medlar tree. There is also a large entrance gate with a pre-installation to make it electric. The villa is connected to the water supply and has a provisional electricity supply with the possibility of connecting to the electricity network once the villa is finished. There are also gas cylinders concealed in the wall at the edge of the plot. The southern orientation and large sloping roof give this villa great potential for installing numerous solar panels to keep energy costs down. Moreover, the villa has Climalit-type windows and shutters that allow you to keep the heat out in summer. The roof has several ventilation points, and there is also ventilation under the villa. There is also access to all the pipes running under the house. The villa is not connected to the sewage system, there is currently one septic tank near the first bathroom and there is enough space to install a second septic tank on the north side of the villa where the other two bathrooms are located. Located at the end of a cul-de-sac, the villa is half

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|  4 soverom                          |  2 bad  |  312m <sup>2</sup> Bygg størrelse |
|  1.500m <sup>2</sup> Tomtestørrelse |  Blinds |  Double glass                     |
|  Garden                             |  water  |  Woodstove                        |



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