



## 4 bedroom Villa for sale in Calpe, Alicante

945,000€

Rarely available in Calpe, this property offers an unbeatable location just 300 meters from the beach and the new Marina Port Blanc. Situated in the sought after residential area of La Canuta, the home enjoys a quiet cul-de-sac setting, all day sun, unobstructed sea views, and is just a short walk to Calpe's vibrant town center. Set on a generous 1,180 m<sup>2</sup> plot, the property features a main residence and separate guest apartment, originally built in 1976 and well-maintained in its original 70s charm. It offers great potential: either for renovation or for building a significantly larger modern villa. Outdoor spaces include multiple terraces across different levels, a rooftop terrace, a low-maintenance Mediterranean garden, an 8x4m swimming pool, greenhouse, and private garage plus carport for up to two vehicles. High speed fiber optic internet is already installed. Key Features: Prime location - 300m from the sea and marina, walkable to Calpe Quiet, sunny position with sea views and no high-rise obstructions Two self-contained units Option to renovate or build new Gas heating and pellet stoves Air conditioning Private garage and carport Fiber optic internet Mature Mediterranean garden Rooftop terrace & greenhouse 8 x 4 m swimming pool

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|-------------------------------|-----------------------|------------------------------|
| 4 bedrooms                    | 3 bathrooms           | 200m <sup>2</sup> Build size |
| 1,200m <sup>2</sup> Plot size | close to schools      | close to park                |
| Close to Golf                 | Close to Town         | Panoramic                    |
| Investment                    | Close to Port         | Commercial Area              |
| Close to Marina               | Close to the sea      | close to restaurants         |
| Marina                        | close to airport      | Car access                   |
| Close to supermarkets         | Building: East        | City                         |
| Not isolated                  | Building status: good | Close to sport complex       |