



## 6 bedroom Villa for sale in Denia, Alicante

695,000€

Spacious villa with guest house on 2885 m2 plot for sale in La Xara, Denia. This 6-bedroom villa is located on a fully fenced, beautifully landscaped plot of up to 2885 m2 and offers beautiful views of the Montgó. The villa has a total built area of 391 m2 and is spread over two floors. The villa (excluding guest house) was renovated in 2023. Through a large wooden door you enter an open space with a lounge with a stove on the left and a dining area and stairs to the upper floor on the right. Adjacent to the dining area is the open kitchen with an American bar. At the end of the room is an office area and access to the master bedroom and two bathrooms. The master bedroom has fitted wardrobes along both sides. Stairs lead to a naya that gives access to a corridor where there are three more bedrooms and a modern bathroom. From the naya you also reach a large covered terrace connected to the guest house. The guest house also features private access via an external staircase. This part consists of a lounge, a kitchen, two bedrooms and a bathroom and is in need of renovation. The main house has fans, air conditioning and central heating, allowing you to maintain a pleasant indoor climate all year round. Outside, you can enjoy a beautiful garden with a spacious kidney-shaped pool with sun terrace, a covered outdoor kitchen with a bar, a spacious covered terrace directly connected to the house, a covered lounge, a dining table under a poolside pergola and extensive lawns with fruit trees, plants and flowers. For added convenience, there is also a laundry room with external access and a carport with parking for two cars. The villa is located in a rural area yet within walking distance of all facilities. Just by walking you reach the centre of La Xara where you can find a supermarket, a school, pharmacies, bars and restaurants. The centre and the vast sandy beaches of Denia are just a 5-minute drive away. A 5-minute drive also takes you to Ondara, where you will find a large shopping centre and access to the motorway.

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|-------------------------------|--------------------|------------------------------|
| 6 bedrooms                    | 4 bathrooms        | 391m <sup>2</sup> Build size |
| 2,885m <sup>2</sup> Plot size | Swimming Pool      | Air conditioning             |
| Bar                           | Built-in cabinets  | Carport                      |
| Central Heating               | garden             | Pool                         |
| Roller Shutters               | Separate Apartment | Storage                      |
| Terrace                       |                    |                              |