













## 2 bedroom Villa for sale in Gata de Gorgos, Alicante

400,000€

This charming property is located in a peaceful setting on the outskirts of Gata de Gorgos, a short distance from the town center. The plot offers stunning open views of Montgó mountain and the nature reserve behind the village, an ideal environment for enjoying nature and privacy. The house has been extended and partially renovated, preserving the original character of the building. It features a main living area where the dry stone walls have been retained, adding authenticity and charm. The roof has been completely renovated and raised to a height of 9 meters, allowing for the possibility of creating an attic or additional living space. In addition, the house has two smaller bedrooms, a multipurpose interior space, and a covered terrace (naya) that can be converted into one or even two additional bedrooms, easily adapting to different needs. The property already has connections to water, electricity, and sewage. Outside, the plot boasts several fruit trees, including a carob tree, highly prized in the Valencian Community. Gata de Gorgos is a welcoming town with a high quality of life, strategically located in the Marina Alta region: just 9 km from Jávea, 13 km from Dénia, and approximately an hour's drive from Valencia and Alicante. The town offers all necessary amenities, such as supermarkets, a school, a sports center, a medical center, and a music academy, as well as numerous hiking and cycling routes for those who love an active lifestyle and nature. This charming property is located in a peaceful setting on the outskirts of Gata de Gorgos, a short distance from the town center. The plot offers stunning open views of Montgó mountain and the nature reserve behind the village, an ideal environment for enjoying nature and privacy. The house has been extended and partially renovated, preserving the original character of the building. It features a main living area where the dry stone walls have been retained, adding authenticity and charm. The roof has been completely renovated and raised to a height of 9 meters, allowing for the possibility of creating an attic or additional living space. In addition, the house has two smaller bedrooms, a multipurpose interior space, and a covered terrace (naya) that can be converted into one or even two additional bedrooms, easily adapting to different needs. The property already has connections to water, electricity, and sewage. Outside, the plot boasts several fruit trees, including a carob tree, highly prized in the Valencian Community. Gata de Gorgos is a welcoming

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|  2 bedrooms                    |  2 bathrooms |  190m <sup>2</sup> Build size |
|  2,900m <sup>2</sup> Plot size |  water       |  Double glass                 |
|  Electricity                   |  garden      |  Parking Space                |
|  Patio                         |  Terrace     |  sewerage                     |

