

## 5 sovrum Villa till salu i Calpe, Alicante

725.000€



This static, authentic villa is within walking distance of the beach and close to supermarkets, restaurants and terraces. The Villa is very solidly built with high-quality materials that still look like new after 21 years. All doors, bespoke cupboards and kitchen cabinets are made of solid wood and very well maintained. The external walls are 40cm thick and injected with insulation material. The roof also has a 12cm thick layer of insulation. In summer it is cool inside and in winter there is no need to heat too much. There is also an extra 8000L water tank with pump and functions as an emergency solution in case of water shortage.

The villa consists of 3 floors. On the ground floor there is a garage for 2 to 3 cars, a storage room, a laundry room, a bathroom and a bedroom. This could easily be turned into a separate guest house if needed.






On the first floor there is an entrance hall with an external staircase to the street, a bathroom, an office/bedroom, a living room and a separate kitchen with sitting area and a storage room. The kitchen too still looks like new due to its high quality.

Interior stairs lead to the second floor, where there are 3 bedrooms with large solid bespoke wardrobes and 1 bathroom with bathtub.

Outside next to the pool there is a wood oven and an enclosed outdoor kitchen with all its appliances.

At the front of the villa there is parking for about 4 cars.

The garden walls by the pool need some refreshing but otherwise the villa is in TOP condition!

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|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|  5 sovrum                      |  3 badrum         |  345m <sup>2</sup> Bygg storlek |
|  867m <sup>2</sup> Tomtstorlek |  Simbassäng       |  Barbecue                       |
|  Blinds                        |  Central heating  |  Central Heating                |
|  Double glass                  |  Fitted wardrobes |  Furnished                      |
|  Garage                        |  Garden           |  Garden                         |
|  Gym                           |  Outdoor kitchen  |  Outdoor Kitchen                |
|  Outdoor shower                |  Outdoor Shower   |  Pool                           |
|  Pool                          |  Roller Shutters  |  Storage                        |



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