


## 4 sovrum Villa till salu i Xàbia, Alicante

790.000€

Welcome to your dream home in one of Jávea's most desirable areas – El Tosalet. This beautifully renovated villa blends timeless charm with modern comfort, offering a lifestyle defined by tranquility, outdoor living, and panoramic views. Positioned to capture breathtaking vistas of the Montgó mountain and the surrounding valley, the home sits on a generous 667 m<sup>2</sup> plot with southwest orientation, providing year-round sunshine across various terraces, gardens, and pool areas. Prime Location - Only 1.5 km from the serene coves of Cala Blanca and Cala Sardinera - 3 km from the iconic Portixol Beach - Just a short drive to El Arenal's vibrant promenade, restaurants, and sandy beach. At a Glance - 4 bedrooms with potential to create a 5th - 3 modern bathrooms - 178 m<sup>2</sup> of living space across two levels - Independent guest apartment and separate studio/office space - Private parking for two vehicles on a secure, gated plot. Outdoor Living at Its Best: Step into a beautifully landscaped garden with a new 8x4 meter swimming pool, elegant lounge area, and a fully equipped luxury summer kitchen. The covered and open terraces offer the perfect spots to relax, entertain, or enjoy al fresco dining with valley views. An upper terrace, accessible from the master suite, offers a peaceful retreat with sweeping views of the Montgó. To the rear, a private outdoor shower, guest toilet, and a secluded office or bedroom add flexibility to suit your lifestyle. Features & Comfort - Central heating (radiators) and air conditioning throughout - Double-glazed windows - Energy rating: B - Located close to shops, schools, and local amenities. Inside, the main level welcomes you with an open-plan kitchen featuring a wooden breakfast bar, a cozy lounge with a fireplace, and a versatile second living/dining area. Two spacious bedrooms with en-suite bathrooms complete the main floor. Upstairs, a sun-drenched room with a private terrace offers an ideal master bedroom or reading space. The Lifestyle You Deserve: Whether you're looking for a full-time residence, a holiday retreat, or a rental investment, this home is a rare opportunity in an unbeatable location. El Tosalet is known for its peaceful surroundings and secure environment—ideal for those who value privacy yet want easy access to the beach and town.

 4 sovrum

 667m<sup>2</sup> Tomtstorlek

 Double Glazings

 Terrace

 Equipped Kitchen

 3 badrum

 Simbassäng

 Fitted wardrobes

 Parking


 Garden

 178m<sup>2</sup> Bygg storlek

 Air Conditioning

 Sprinkler System

 BBQ Area

 Private pool



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