
















## 4 sovrum Villa till salu i Altea, Alicante

1.295.000€

This beautiful Mediterranean villa is located in one of Altea's prestigious urbanisations at the foot of the southern flank of the majestic Sierra de Bernia. The villa offers breathtaking views of the nearby mountain range and the vast mountainous landscape. Views include iconic mountains such as the Puig Campana and the Sierra Aitana. The villa was built in 2004 and always very well maintained. Thanks to a clever layout, the entire private residence of 173 m2 is located on one floor adjacent to the pool. One floor below is a spacious separate guest house of 113 m2 and a separate room that can be converted into a studio. The guest house is internally connected to the upper floor, but also has private access. An automatic gate gives access to the property with the driveway immediately splitting into two to give you the choice of parking at the entrance to the main house or at the entrance to the guest house. If you park at the main house, stairs lead to the front door. You enter a stylish hallway with a spacious, fully equipped kitchen to the right. The hallway flows into the living-dining room where you will also find a small office. Through a corridor, where there is an additional bathroom, you reach the master bedroom with walk-in wardrobe and en-suite bathroom. You can enjoy beautiful views of the landscape from all rooms. From both the living room and the bedroom, there is direct access to the poolside terrace via sliding windows. There is also a covered terrace on this floor, an outdoor kitchen with a bar and an outdoor shower. The guest house comprises a kitchen, a dining area from where you can also enjoy the beautiful views of Sierra de Bernia, a lounge, a bedroom with an en suite bathroom and two bedrooms sharing a bathroom. Opposite the guest house is a large room of about 44 m2 with several windows, ideal to transform into an extra bedroom, gym or a cosy studio. The guest house and studio share a private terrace. The villa has air conditioning in all rooms, central heating via radiators, shutters and built-in wardrobes. There is also camera security consisting of several cameras and an alarm system. The villa is surrounded by a low-maintenance garden equipped with automatic irrigation. There is also a garage. Both the beach and the centre of Altea are just a 10-minute drive away. Larger towns like Calpe or Benidorm can be reached in 15 minutes. Alicante airport is a 50-minute drive away. Within walking distance of the villa is the beautiful golf club of Altea. Altea is a paradise located between the mountains and the

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|  4 sovrum                        |  4 badrum        |  400m <sup>2</sup> Bygg storlek |
|  1.404m <sup>2</sup> Tomtstorlek |  Simbassäng      |  Air Conditioning               |
|  Alarm                           |  Automatic gate  |  Automatic irrigation           |
|  Built-in cabinets               |  Central Heating |  Double glazing                 |
|  Garden                          |  Outdoor Kitchen |  Outdoor Shower                 |
|  Pool                            |  Roller Shutters |  Separate apartment             |
|  Storage                         |  Terrace         |  |