

























## 4 sovrum Villa till salu i Calpe, Alicante

1.190.000€



A HOME TO EXPERIENCE THE MEDITERRANEAN 365 DAYS A YEAR Your Mediterranean villa in Calpe: Imagine living in Calpe, on the northern Costa Blanca, in the province of Alicante. A lively town by the Mediterranean Sea, with mild winters and a privileged climate that allows you to enjoy nature, the sea and good weather 365 days a year. Calpe combines tradition and modernity: A charming fishing port where you can taste the best fresh fish. A historic old town full of colour. Fine sandy beaches and crystal-clear waters awarded with the Blue Flag. Exquisite Mediterranean gastronomy with rice and fish as the main stars. Excellent connections, less than an hour from Alicante and Valencia airports. The impressive Peñón de Ifach and its hiking trails, offering unique panoramic views. In this incomparable setting, your new home awaits. Surroundings: The villa is located in one of the most sought-after residential areas of Calpe, thanks to its proximity to the beach, leisure areas, supermarkets and restaurants. A peaceful residential location that combines privacy and convenience, ideal for enjoying the authentic Mediterranean lifestyle. Layout: The property offers 276 m<sup>2</sup> of built area distributed over 2 floors connected by internal stairs, set on a 1,000 m<sup>2</sup> plot. Ground floor (228 m<sup>2</sup>) Spacious entrance hall. Kitchen connected to the dining room. Large living room with fireplace and access to a glazed porch of 48 m<sup>2</sup>, perfect for family gatherings. Direct access to the garden with lawn and a rectangular pool of 9 x 4 m. 2 bedrooms. 1 full bathroom and 1 guest toilet. Laundry room. Upper floor (48 m<sup>2</sup>) Master bedroom with en-suite bathroom. Office (convertible into a bedroom). Large terrace with open views and a glimpse of the sea. Key Features 1,000 m<sup>2</sup> plot 276 m<sup>2</sup> built area Garage and parking space Fireplace Central heating with radiators Mature garden 9 x 4 m swimming pool with heat pump Southeast orientation, sun all day long Year built: 2004 Energy certificate: E Just 1,200 m from the promenade A charming villa in Calpe: This villa stands out for its tranquillity, privileged location and Mediterranean character. A perfect home to live in all year round or to enjoy long stays by the sea. Contact us for more information. At GH COSTABLANCA, we are your trusted real estate agency in Calpe.

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|  4 sovrum                        |  2 badrum                |  276m <sup>2</sup> Bygg storlek |
|  1.000m <sup>2</sup> Tomtstorlek |  Simbassäng              |  Garden                         |
|  Terrace: Yes                    |  Parking - Garage        |  Storage / Trastero             |
|  Chimney                         |  Construction Year: 2004 |  Covered Terrace                |
|  Doble Glazing                   |  Fenced Plot             |  Garage                         |
|  Garden                          |  Good Communications     |  Heating Centralised            |
|  Interior                        |  Internet                |  Laundry                        |
|  Near The Beach                  |  Near The Town Center    |  Open Terrace                   |

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