

## 3 sovrum Villa till salu i Calpe, Alicante

645.000€



This interesting detached villa is presented, located in the exclusive urbanization of Maryvilla, in Calpe, built on a plot of 849 m<sup>2</sup> and with a total constructed area of 217 m<sup>2</sup>. The property, built in 1980, offers an excellent opportunity both as a family residence and as a rental investment, thanks to its configuration with independent living spaces. Located on a southeast-facing plot, the property enjoys abundant natural light throughout the day, as well as pleasant open views of the sea and the natural surroundings of the area. LAYOUT: The property is distributed over 2 independent levels, each with its own access, allowing multiple possibilities of use: • Main floor: living room with bay window, dining room, independent kitchen with terrace, 2 bedrooms, bathroom. • Lower floor: independent apartment with living room, kitchen, 1 bedroom, 1 bathroom and terrace. • Semi-basement floor: Spacious storage room. In addition, on this level we find the swimming pool, an outdoor toilet and shower. This layout is ideal for: • Large families • Mixed use (home + guests) • Holiday or long-term rental OUTDOOR AREA: Outside, the property offers spaces designed to enjoy the Mediterranean climate: • Private swimming pool • Spacious terraces • Relaxation areas • Low-maintenance garden • Parking space within the plot LOCATION – CALPE: Maryvilla is one of the most sought-after urbanizations in Calpe, characterized by its tranquility, privacy and sea views. • A few minutes from Puerto Blanco • Close to beaches, restaurants and services • 5–10 minutes from the center of Calpe • Excellent connection with the N-332 and AP-7 • Highly demanded area by international buyers EQUIPMENT AND FEATURES • Property on several levels • Independent apartments • Southeast orientation • Sea views • Private swimming pool • Spacious terraces • Quiet residential area • Ideal for investment or year-round living. TECHNICAL SUMMARY • Type: Detached villa • Location: Maryvilla, Calpe • Plot: 849 m<sup>2</sup> • Built area: 217 m<sup>2</sup> • Bedrooms: 3 • Bathrooms: 2 +1 outdoor toilet • Floors: 2 • Year of construction: 1980 • Orientation: Southeast • Swimming pool: Yes • Views: Sea

Commercial description: Detached villa with sea views in Maryvilla, Calpe, located on a plot of 849 m<sup>2</sup> and with 217 m<sup>2</sup> built distributed into 2 independent dwellings. Built in 1980 and southeast-facing, it has a private swimming pool, spacious terraces and great potential both as a family home and as a rental investment. Located in a quiet residential area a few minutes from Puerto Blanco and the center

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| 3 sovrum   | 2 badrum  | 217m <sup>2</sup> Bygg storlek                   |
| 849m <sup>2</sup> Tomtstorlek                          | <input checked="" type="checkbox"/> Simbassäng              | <input checked="" type="checkbox"/> Parking      |
| <input checked="" type="checkbox"/> Storage / Trastero | <input checked="" type="checkbox"/> Construction Year: 1980 | <input checked="" type="checkbox"/> Fenced Plot  |
| <input checked="" type="checkbox"/> Near The Beach     | <input checked="" type="checkbox"/> Near The Town Center    | <input checked="" type="checkbox"/> Open Terrace |
| <input checked="" type="checkbox"/> Parking            | <input checked="" type="checkbox"/> Satelite Tv             | <input checked="" type="checkbox"/> Satelite Tv  |
| <input checked="" type="checkbox"/> Security Door      | <input checked="" type="checkbox"/> Storage Room            |  |