

















## 4 sovrum Villa till salu i Javea, Alicante

895.000€



This charming rustic villa is located at the end of a cul-de-sac and offers a true oasis of peace, privacy and greenery, while all amenities are within easy reach. The villa is set on a flat, south-facing plot with a beautifully landscaped Mediterranean garden that creates a warm and relaxing atmosphere from the moment you arrive. Outside, you will find several inviting terraces, ideal for long summer evenings with family and friends, as well as a spacious swimming pool with a stylish Balinese pergola where you can enjoy the Mediterranean climate in complete tranquillity. The main house is distributed over two floors and combines characterful elements with comfortable living spaces. You enter into a spacious and cosy naya overlooking the garden, which flows into the dining room with fireplace. Adjacent is the kitchen, with direct access to a charming patio, perfect for outdoor cooking and dining. The ground floor also features a bedroom and a bathroom. On the upper floor, you will find a spacious double bedroom and a large glazed naya, ideal as an additional living area, office or relaxation space. A major added value is the fully independent guest house with its own entrance. This apartment includes two bedrooms, a kitchen with a bar and a bathroom, making it perfect for hosting family and friends. The property also benefits from a utility room, storage room and a carport. The location makes this property particularly attractive: a ■■■■ residential area with plenty of privacy, combined with close proximity to the lively town centre, restaurants, shops and beaches. A unique opportunity for those looking for a charming Mediterranean home in one of Jávea's most sought-after areas.

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|  4 sovrum                      |  2 badrum          |  346m <sup>2</sup> Bygg storlek |
|  734m <sup>2</sup> Tomtstorlek |  Simbassäng        |  Terrace                        |
|  Storage                       |  Pool              |  Roller Shutters                |
|  Carport                       |  Built-in cabinets |  Automatic gate                 |
|  Pergola                       |  Patio             |  Glazed Terrace                 |
|  Central Heating               |   |  |



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