

€1,428,000 House / Villa - Sold

## Neoclassical style villa with 2,500m<sup>2</sup> garden and pool and a 19th century guest villa for sale in Las Rotas

Spain » Costa Blanca » Dénia » 03700

<b>6</b>	<b>4</b>	<b>375m<sup>2</sup></b>	<b>2,742m<sup>2</sup></b>	<b>50m<sup>2</sup></b>	<b>2,367m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



Contact us today for more information or to arrange a viewing

+34 965 79 33 63 • javea@lucasfox.es • lucasfox.com • Pl. Adolfo Suarez, 23, Puerto de Jávea, Jávea, Spain

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### OVERVIEW

## Magnificent bright villa on a large plot with terraces, garden, swimming pool and guest house in one of the best areas of Dénia.

This magnificent villa of 575 m<sup>2</sup> is located on a plot of 2,500 m<sup>2</sup> just 100 metres from the Paseo de las Rotas and its beaches and coves. This large house, brimming with natural light, would be a perfect summer home for a family or a permanent home for a retired couple.

The space is distributed between the main villa and a smaller 19th century villa that could serve as a guest house. The main villa is divided into 2 floors. As an annex to the main house there is a closed garage for 2 cars.

We enter the ground floor via an entrance hall that leads to a large living-dining room with a fireplace, which brings a cozy touch to the room, a spacious and comfortable fully equipped kitchen, a utility area and a guest toilet. This floor also benefits from 3 spacious bedrooms and a complete bathroom that serves these rooms. There is an open central patio which all parts of the villa overlook.

Stairs lead to the first floor, which houses the large and comfortable master bedroom with its private bathroom.

Outside various terraces offer magnificent views over the garden and there is a circular pool for cooling down during the hottest months. A chill-out area provides the perfect space to enjoy time with family and friends.

On the plot there is also small villa to renovate consisting of 2 bedrooms, a kitchen, a bathroom, a living/dining room with a large fireplace and a large covered terrace on the porch. Painted as it was originally, this little villa has lots of charm and has great potential for renovation to become a guest house or staff accommodation.

The house has marble floors and an air conditioning system and double-glazed windows to ensure your comfort at any time of the year.

Contact us to visit this fantastic villa with garden and pool in one of the best areas of Dénia.



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Mountain views, Terrace, Swimming Pool, Garden, Private garage, Natural light, Marble flooring, Parking, Wheelchair access, Utility room, Transport nearby, Storage room, Service entrance, Security, Playground, Pet-friendly, Library, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Air conditioning

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