

€449,000 House / Villa - For sale

## Excellent 4-bedroom villa with a garden and pool for sale in Denia

Spain » Costa Blanca » Dénia » 03700

<b>4</b>	<b>2</b>	<b>310m<sup>2</sup></b>	<b>1,600m<sup>2</sup></b>	<b>100m<sup>2</sup></b>	<b>1,290m<sup>2</sup></b>
Bedrooms	Bathrooms	Built size	Plot size	Terrace	Garden



Contact us today for more information or to arrange a viewing

+34 960 07 77 90 • denia@lucasfox.com • lucasfox.com • Calle Marqués de Campo, 46, 5,8, Dénia, Spain

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### OVERVIEW

### Wonderful villa of 310 m<sup>2</sup> with 4 bedrooms, 2 terraces and a split level garden with a pool, for sale 3 km from the town centre and beach, in Montgó.

Spacious villa built in 1995 and renovated in 2006, in a location with a lot of privacy, in the Montgó area, 3 km from Denia town centre and the beaches. It is on a landscaped plot of 1,600 m<sup>2</sup> with 2 levels: the fairly wide flat access area, and the second area where we find the pool.

The access to the house is via stairs that lead to both the ground floor and the main floor. The ground floor consists of a fully equipped and updated kitchenette, 2 double bedrooms and a bathroom; all rooms are exterior facing and have underfloor heating and air conditioning units.

The upper or main floor offers a living room with an integrated kitchen in the same room, 2 double bedrooms and a bathroom. All rooms are exterior, and the bedrooms have underfloor heating and air conditioning units. The 4 bedrooms have large fitted wardrobes with sliding doors and spectacular views of the Montgó natural park and the sea.

In the garden we find a swimming pool with a terrace and a large relaxation area with views of Montgó. On the lower level there is a spacious garden and a terrace that gives access to the ground floor.

An ideal home as a first or second residence thanks to its excellent location in a natural environment. It is also a good option as a holiday rental property, since the current owners rent it out successfully during the holiday season (July and August).



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Mountain views, Sea views, Garden, Swimming pool, Terrace, Private garage, Marble flooring, Natural light, Parking, Underfloor heating, Air conditioning, Alarm, Double glazing, Equipped Kitchen, Exterior, Heating, Renovated, Security, Utility room, Views

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