

€970,000 House / Villa - Sold

## 4-bedroom villa with a garden and pool for sale in Les Rotes

Spain » Costa Blanca » Dénia » 03700

4	4	262m <sup>2</sup>	1,960m <sup>2</sup>	140m <sup>2</sup>	1,700m <sup>2</sup>
Bedrooms	Bathrooms	Built size	Plot size	Terrace	Garden



Contact us today for more information or to arrange a viewing

+34 965 79 33 63 • [javea@lucasfox.es](mailto:javea@lucasfox.es) • [lucasfox.com](http://lucasfox.com) • Avda. del Pla, 126 CCA 1.12, Jávea, Spain

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### OVERVIEW

### Beautiful sunny villa with a swimming pool and gardens for sale in a sought after area close to the beach and the centre of Dénia.

262m<sup>2</sup> villa on a 1960m<sup>2</sup> plot in the heart of Rotes, close to the beach and the centre of Dénia. The property dates back to the start of the century and had been renovated just once in the last 20 years for reasons of conservation.

The sunny plot has a swimming pool, garden areas with palm trees and a storage area with the option to add a closed garage. A solid wood doors gives access to the property, an entrance hall leads to the kitchen and an open living area with a fireplace and dining area; exposed wooden beams add character to this space.

On the same floor there are 3 bedrooms with their respective bathrooms, a utility area and direct access to terraces which, each with a different orientation, allow you to enjoy both sun and shade throughout the day.

The first floor, in the form of a tower, is characteristic of the era in which it was built. Within the tower we find the remaining bedroom and bathroom.

With fired-clay flooring and hand crafted wrought iron fencing from the year 1900, the property stands out for its use of robust, high quality materials. There is a well with a cistern for watering the garden and maintaining the pool.

An ideal residential or holiday property as well as an excellent investment option in an area of very high demand thanks to its proximity to the beach and the centre of Dénia.



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Garden, Swimming pool, Terrace,  
Natural light, Air conditioning, Exterior,  
Storage room

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