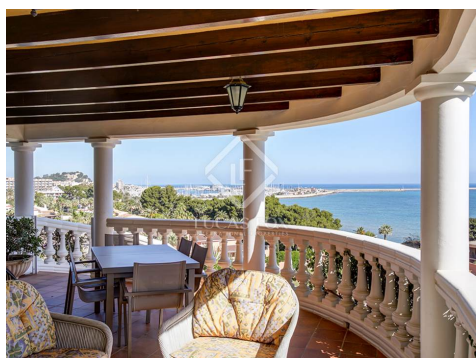


€1,390,000 House / Villa - Sold

## Villa with sea views for sale in Colina de San Nicolás

Spain » Costa Blanca » Dénia » 03700

<b>4</b>	<b>3</b>	<b>437m<sup>2</sup></b>	<b>1,200m<sup>2</sup></b>	<b>50m<sup>2</sup></b>	<b>600m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## 4-bedroom villa with terraces, a garage, sea views, garden and pool. An ideal second residence in Dénia.

This magnificent villa, on a 1200 m<sup>2</sup> plot with a swimming pool, is in the exclusive area of Colina de San Nicolás, in Dénia, and enjoys stunning views of the sea, Las Rotas and Dénia. Although presented in good condition, the house would benefit from updating. The property offers great potential thanks to its six spacious rooms (four of which are bedrooms), its fantastic terraces with views and its exclusive location. An ideal second residence for a large family in Dénia.

We access the property through a closed, independent annexe: a space with panoramic views for use as a garage with space for 4 vehicles.

We are welcomed into the property by a hall on the main floor which leads to the sleeping area consisting of 3 double bedrooms, all exterior and with enviable sea views. One of the bedrooms has an incredible private bathroom with a jacuzzi bath and shower, and the rest share a bathroom.

This floor also offers a cosy living room with a fireplace. The kitchen, fully equipped and with a breakfast bar, is integrated into the living room yet has independent access. This room benefits from access to the main terrace of the house, which is covered, so that it can be used even during the hottest months, with typical wooden beams and a staircase leading to the garden and the pool.

From this level we head down to the ground floor where we find another comfortable living-dining room that also has access to the garden and the pool. A small bedroom with its private bathroom and an additional toilet complete this floor.

Finally, the upper floor offers a large open terrace with enviable views of the open sea, the yacht club, Dénia and Las Rotas. As an extension of this space, there is a fully exterior room for reading, completely covered with wooden beams and with spectacular views of the sea.

The house is equipped with heating, air conditioning and double-glazed windows to ensure year-round comfort.

Contact us to visit this wonderful villa in Dénia.



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Waterfront, Sea views, Mountain views, Terrace, Swimming Pool, Garden, Private garage, Natural light, Parking, Views, Utility room, Transport nearby, To renovate, Storage room, Security, Pet-friendly, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Alarm, Air conditioning

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