

€850,000 House / Villa - Sold

## A 5-bedroom villa within easy walking distance to international school XIC and the old town of Javea

Spain » Costa Blanca » Jávea » 03730

5	2	373m <sup>2</sup>	1,811m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size



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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**Beautiful, traditional 5-bedroom villa on a flat plot with stunning Montgo views and just a short walk to the old town of Javea.**

This beautiful family home, enjoys an enviable location as it is situated a mere few minutes' walk to the heart of the Javea old town. A great feature about this property is that all 5 bedrooms are located on the upper level, making it an ideal family home.

Electric gates open onto the property, where you will find ample parking space for various vehicles, including a carport that can accommodate 3 cars and a private garage for 1 car. This large parking space is also ideal for those who wish to park a motorhome or a boat. Next to the garage is a studio with its own entrance, as well as another door towards the back which opens out to the beautiful garden and pool area. It is currently being used as storage but can easily be converted into a separate apartment, gym room, office space or a multitude of other options.

Next to the studio is the front door of the home, which welcomes you into the entrance hall, with a conveniently located guest toilet to your left. To the right is the staircase leading to the upper living area. Directly ahead of you is the luminous open-plan kitchen and dining area. The large, fully equipped kitchen benefits from a central island, gas and electric induction hob, a dining seating area and has plenty of storage cupboards. The kitchen enjoys direct access into the garden on the one side and on the other side access into the utility room, which in turn leads outside into another utility area.

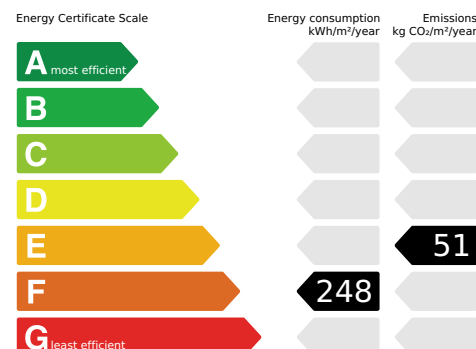
The lounge, located next to the dining area, is brightly lit with lovely views out to the garden and has direct access out to the large, covered wrap-around terrace. The home benefits from gas central heating throughout and air conditioning. There is also a wood burning fireplace with cassette in the lounge for cosy ambience on winter evenings.

Up the stairs from the entrance hall to the upper level, there is a large landing with a very spacious feel thanks to the high ceiling and beautiful solid wooden beams. This space can be used as a seating area or perhaps as a TV area for the younger family members. The 5 double bedrooms and 2 bathrooms are situated on this level. One of the bathrooms is en-suite to the master bedroom and benefits from a shower and separate jacuzzi bath. All bedrooms have large built in wardrobes.



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Mountain views, Swimming Pool, Garden, Private garage, High ceilings, Parking, Well, Views, Utility room, Storage room, Pet-friendly, Near international schools, Interior, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Alarm, Air conditioning



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The outdoor terrace on the main level is a wonderful relaxing space, overlooking the manicured lawns, beautiful garden and swimming pool. You can also enjoy the spectacular views of the Montgo mountain from this terrace and pool area. A large summer kitchen and seating area is located by the swimming pool, a great place to socialise with friends or for family barbecues. There is also a separately built bread/pizza oven and a storage room next to the summer kitchen. At the bottom of the garden is a purpose built wooden shed with cement foundations. The property benefits from having its own well so the lawn, garden and swimming pool are easily maintained and bills are kept low. There is a new electric boiler and there is also the option to have a gas boiler fitted, should you prefer, as the gas installation is already in place.

The property is private, fully fenced with mature hedges and located walking distance to all amenities. There is a good layout with all the bedrooms on the upper level.

This beautiful villa would make an ideal family home.

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