

€1,450,000 House / Villa - For sale - Reserved

## Luxury 4-bedroom, 4-bathroom, villa with separate 2-bedroom, 2-bathroom guest house for sale in Jávea, Costa Blanca

Spain » Costa Blanca » Jávea » 03730

**6** Bedrooms    **6** Bathrooms    **585m<sup>2</sup>** Floorplan    **2,439m<sup>2</sup>** Plot size



Contact us today for more information or to arrange a viewing

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### OVERVIEW

### Traditional style 4-bedroom, 4-bathroom villa in excellent condition and with a 2-bedroom, 2-bathroom guest house and a private pool on a plot of 2,400 m<sup>2</sup>.

A beautiful and recently partly renovated large, single-level family villa set in the highly sought-after area of the Montgo mountain and within a short distance to a restaurant, a supermarket and the old town of Jávea.

This unique property is accessed via a private driveway, with large electric gates opening up to the off-road parking area and three garages with each a separate electric door and space for many cars. The closed garages are just under 70 m<sup>2</sup>.

The land is very special and has approx, 2, 400 m<sup>2</sup>. On the plot we have 2 properties, both are situated around the outdoor entertaining areas. A large pool with an inside table and bench to enjoy your summer drinks, an outdoor kitchen with bar area and all surrounded by a low maintenance garden.

The main property offers a spacious entrance hall which leads to a fabulous first sitting area with a feature fireplace in the centre of the room, a very good-sized open kitchen with a large island and with dining and further living space with large patio doors onto the pool terrace, 4 double bedrooms, 4 bathrooms, a guest toilet, a cloakroom and a machine room. The kitchen has granite worktops, a SMEG range oven and fitted appliances. The kitchen/dining/living area has a log burner and is an ideal room for socializing.

There is also a fully independent guest house with its own entrance from the road behind, and a complete privacy has been created. Comprising living/dining room, an open-plan kitchen, 2 double bedrooms with en-suite. Great for a large family home or as a rental/retreat. The guest accommodation offers air conditioning and heating and is around the 85 m<sup>2</sup>.

This amazing and unique single level property of 585 m<sup>2</sup> is located on the lower slopes of the Montgo. In terms of practicalities, the villa is entirely on one level, all of which encloses the fantastic swimming pool of almost 85 m<sup>2</sup>, ensuring privacy, and with a southerly aspect, guarantees all day sun throughout the year. The villa is totally double-glazed, with gas underfloor heating and hot and cold air conditioning units throughout.



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Mountain views, Terrace, Swimming Pool, Garden, Private garage, Natural light, Underfloor heating, Parking, Walk-in wardrobe, Views, Utility room, Storage room, Solar panels, Renovated, Pet-friendly, Near international schools, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Air conditioning

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Outside is equally all on one level, with a low maintenance garden, including some citrus and fruit trees. The pool of 84.86 m<sup>2</sup> is in a rectangular shape, with integrated seating and table for drinks, and provides a very pleasant partition between the main villa and the guest accommodation. In addition, there is a summer kitchen with bar area and covered alfresco dining area.

Close to the XIC college and a short drive to another International school, this outstanding home is ideal for a family relocating to the area, or for anyone that enjoys entertaining. In addition, the villa could yield a very handsome rental income.

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