

€685,000 House / Villa - For sale - Exclusive listing

## Wonderfully renovated family villa for sale in Jávea, Costa Blanca

Spain » Costa Blanca » Jávea » 03738

**3** Bedrooms    **2** Bathrooms    **255m<sup>2</sup>** Floorplan    **1,017m<sup>2</sup>** 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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### OVERVIEW

## A bright and beautifully presented 3-bedroom 2-bathroom family villa located near Granadella beach, in Costa Nova Marina, Javea

A wonderfully presented family villa, with spectacular outdoor areas, and lovely views over the hillside, set in the peaceful, residential area of Costa Nova Marina, near to Granadella beach in Jávea.

This lovely property has been incredibly well thought out to offer modern comforts and to be able to joy the ease of outdoor living in the Mediterranean sunshine.

Large gates lead down to the off-road parking area, and the front door, with entrance hall to welcome guests and family, which leads in turn to the open-plan indoor living area, complete with living room with open fireplace and feature staircase upstairs, spacious dining room which is open to the superb and wonderfully spacious, fully-equipped kitchen. There are three large, glass doors which lead from this central hub to the outdoors, via the utility area and beautiful traditional covered terrace. Also on the ground floor are two double bedrooms, both with built-in wardrobes and blackout shutters, and a family shower room.

The upstairs of the property is dedicated exclusively to the principal suite, with en-suite shower room and a spectacular open terrace, perfect for watching the sunrise with a coffee.

Outside, we have the 2 arch naya terrace which is the perfect shady spot under which to dine, read or watch as the family splash around in the 8x4 swimming pool! There is also an Ibiza-style chill out area, with built-in white sofas and a full summer kitchen with built-in BBQ and complete with secret outdoor shower behind.

Below the pool level, is a lawned garden, with trampoline area; perfect for children and pets, and a small vegetable patch. There is also a storage room on this level.

This property commands an incredibly competitive rental return, with license in place, rental history and guests keen to reserve for 2024!

Practical extras include: gas central heating, private gas tank, outdoor shower, full outdoor lighting and watering systems, air conditioning throughout, alarm.



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Terrace, Swimming Pool, Garden, Natural light, Parking, Views, Tourist License, Storage room, Renovated, Playground, Pet-friendly, Panoramic view, Outdoor kitchen, Open kitchen, Near international schools, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Barbecue, Balcony, Alarm, Air conditioning

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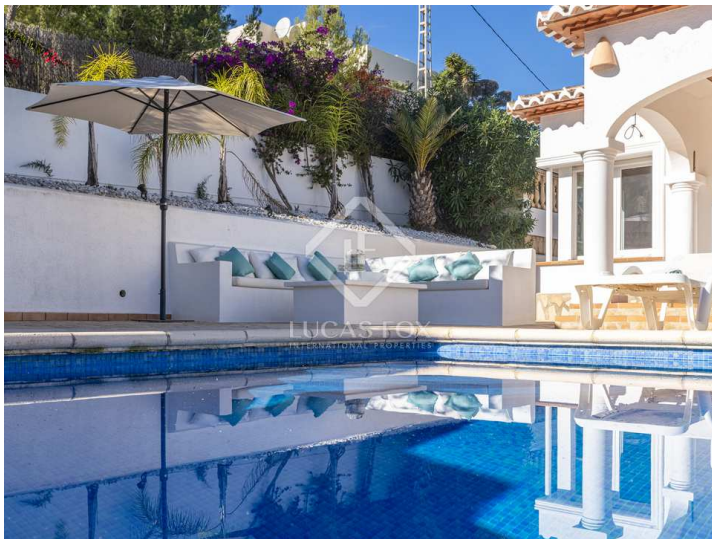
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**ADDED BONUS:** There is also the option to buy two building plots adjacent to the property to guarantee privacy, or why not build a tennis court or guest house in the future! 175.000 EUR per plot.



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