

€539,000 House / Villa - For sale - Reserved

Charming villa with separate guest accommodation for sale in Cap Martí, close to the beach in Javea

Spain » Costa Blanca » Jávea » 03730

5 Bedrooms **2** Bathrooms **175m²** Floorplan **700m²** 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 very pretty, traditional style villa, with separate guest apartment and stunning summer kitchen, located close to the beach in Cap Martí, Javea.

A wonderfully presented, traditional Mediterranean villa with two accommodations and two swimming pools, set in the quiet and residential area of Cap Martí, just a 25-minute walk to Javea's sandy Arenal Beach with its fantastic restaurants, bars and all amenities nearby.

This property is set on a very manageable 700 m² low maintenance plot, and offers: a car port with off-road parking for 2 cars. There is independent access to the guest apartment, which has a tourist licence and when rented out over the summer holidays, earns a good income.

The main villa is distributed as follows: we enter the property via the two arched glazed naya terrace, which has lovely open valley views and offers the perfect sitting and dining area as the sun sets, meaning it is a lovely warm spot in winter, and in summer the large windows can be opened to let in the sea breeze. The naya leads in turn to the living and dining room with traditional beam and barrel ceilings and wood burning stove with toscia surround for cosy winter evenings. The fully equipped kitchen, renovated in 2018, opens up to the living area, and makes this a bright and welcoming space, complete with double doors which lead out on to the pool terrace. Also on this level there are two good-sized double bedrooms, one of which has direct access out on to the sunny pool terrace, a modern shower room and the third, smaller bedroom which is used as an office.

The upper level of the villa can be accessed via a pretty staircase up to the glazed naya, or from the car port to the incredible south-facing pool terrace.

The pool terrace is the real highlight in this house. The southern orientation guarantees it is a real sun trap, even in winter, and the fantastic summer kitchen, with Ibiza style built-in bench seating and BBQ area, and offers the perfect place to cool off and enjoy al fresco dining in the summer.

There is also a charming wooden cabin, used as an office and perfect for budding writers, as a children's play room, or for storage.



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Terrace, Swimming Pool, Garden, Parking, Views, Tourist License, Storage room, Renovated, Open kitchen, Heating, Fireplace, Equipped Kitchen, Built-in wardrobes, Air conditioning

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The guest apartment comprises: entrance hall, modern shower room, kitchen, living room, plus two double bedrooms, private terrace and guests even have their own private plunge pool.

Practical extras to the property include new hot and cold air conditioning units to heat and cool the property throughout, a wood-burning stove in the upper level, and a tourist rental licence.

This property is perfect for a family with regular guests, and would make a superb rental investment, with the option to house two families together, or even just to supplement your income.

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