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525.000€

Sunlife villas has this delightful villa is situated on a level plot in the serene neighborhood of Granadella-Costa Nova. The property is entirely on one floor and features four bedrooms: one designed for a double bed, another that can accommodate either two single beds or a double bed, a children's room, and a bedroom that can serve as an office or treatment room. There are two bathrooms: one en suite with a shower and toilet, and the other equipped with both a shower and a bathtub, along with a separate toilet. The central living area boasts a high-quality wood-burning stove, complemented by electric heating throughout the home. The conservatory (naya) offers views of the rear garden through double-glazed windows and large patio doors. The contemporary open kitchen includes a cooking island, a gas hob with an extractor hood, a built-in oven, and a dishwasher. In front of the villa lies a beautifully renovated swimming pool, equipped with a new saltwater system. The sunny pool area provides space for at least six loungers, tables, and parasols. An outdoor shower with a solar panel for hot water is conveniently located under a palm tree. A shaded area with a waterproof pergola is situated in front of the house, making it perfect for enjoying breakfast, lunch, dinner, or simply relaxing. Surrounding the villa are a built-in barbecue with an outdoor kitchen, a relaxation area, and a designated space for children's play. The total plot spans 730 m<sup>2</sup> and is entirely enclosed by stone walls and thatched fences, ensuring maximum privacy. The rear garden can be secured with two low fences, making it suitable for pet owners. The villa is positioned on a quiet corner, adjacent to a spacious plot with trees belonging to the back neighbors. An overgrown wall on one side of the house provides additional privacy from nearby neighbors. In front of the entrance is an expansive green area (Zona Verde) adorned with trees. Parking is available in the driveway, garage, or outside the front door, with ample free parking spaces for visitors nearby. The tranquil Ambolo beach is within walking distance and the renowned coves of La Granadella and La Baracca/El Portixol, recognized as some of the most stunning beaches in Spain, are accessible within a 10-minute drive. Villa Alegría is conveniently located near charming bars, restaurants, a high-end lunchroom/boulangerie, and supermarkets. The padel and tennis club, along with Granadella National Park, can be reached in just 5 minutes by car. The vibrant Arenal promenade, the

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|  4 dormitorios                          |  2 baños            |  142m <sup>2</sup> Tamaño de construcción |
|  730m <sup>2</sup> Tamaño de la parcela |  Piscina            |  Air conditioning                         |
|  Garage                                 |  Gas Boiler         |  Walk-in Shower                           |
|  Mains Water                            |  Internet Available |  Central Heating                          |
|  Mains Electricity                      |  |  |

