



## 3 Cuarto Villa en venta en Denia, Alicante

419.000€

Stunning Villa with Sea Views in Montgó, Dénia Welcome to this beautiful, recently renovated villa located at the foot of El Montgó in Dénia This exceptional property offers privacy, tranquility, and breathtaking sea views while being conveniently close to all essential amenities With a registered living area of 180m<sup>2</sup>, the villa provides versatile space that can be adapted to your needs The main floor boasts a spacious living room of 30m<sup>2</sup>, a bright naya (sunroom) of 20m<sup>2</sup> currently used as a dining room, and a large glazed terrace where you can take in the stunning views of the sea and the well-manicured garden The semi-open, fully equipped kitchen seamlessly connects to the living areas, making it perfect for both everyday living and entertaining This floor also features a generous double bedroom of 18m<sup>2</sup> with fitted wardrobes, a second smaller bedroom, and a full bathroom On the lower floor, you'll find a charming guest studio with independent access, offering 1-2 bedrooms and a stylish Italian-style walk-in shower with WC—an ideal space for visiting family and friends Additional practical features include a storage room, a laundry room, and another storage area housing the Vaillant heating system The outdoor spaces are equally impressive Set on an expansive 940m<sup>2</sup> plot, the villa is surrounded by a tropical garden with mature palm trees and natural stone walls, evoking the essence of Mediterranean living A 10x5 meter swimming pool, complete with an outdoor hot water shower, invites you to cool off on warm days Multiple terraces on different levels provide a variety of sunny and shaded spots to relax and unwind At the heart of the outdoor area is a fully equipped American-style brick summer kitchen with a plancha, perfect for al fresco dining For those seeking panoramic views, a solarium offers a peaceful retreat to take in the surrounding beauty Access to the property is available from two opposite sides of the street One entrance features an electric sliding gate leading to a spacious driveway suitable for cars or caravans There is also a solid brick garage that comfortably accommodates two cars, with additional space for a third vehicle This villa is designed for year-round comfort with gas heating provided by a Vaillant system and air conditioning via efficient Split units Both the plot, officially registered at 884m<sup>2</sup>, and the living area are fully notarized, ensuring peace of mind for future owners Situated on a quiet and hidden corner plot, the villa offers a serene lifestyle while remaining close to modern conveniences

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| 3 dormitorios                          | 0 baños                      | 180m <sup>2</sup> Tamaño de construcción |
| 884m <sup>2</sup> Tamaño de la parcela | TV and telephone connections | BBQ                                      |
| Garden                                 | Key Ready                    | Parking - Garage                         |
| Patio                                  |                              |  |