

## 3 soverom Herregård til salgs i Xàbia/Javea, Alicante

465.000€







A short 7-minute drive from the Javea arenal beach brings us to this superb villa, which we access through remote controlled double gates or the pedestrian gate. We can park on the long driveway or under the car port. Several steps take us up to the villa, which we can enter via the glazed naya or through the main entrance by the pool. From here a short hallway leads us to our left and into the lounge with log burner, beamed ceiling and gas central heating radiator. The kitchen is open to the lounge through an arch and is modern and well-equipped. Adjacent we step into the naya which can be enclosed with glass curtains or fully open as desired. The views are stunning across the valley to the Montgo mountain. From the naya there is a metal spiral staircase takes you onto the roof terrace/solarium for even more extensive views.

Returning to the inside of the villa, we find two double bedrooms, the master is en-suite with shower over bath and fitted wardrobes. The second bedroom has fitted wardrobes and an adjacent bathroom with shower unit. In the hallway we find a very useful large pantry/ storage cupboard.

Outside we have a fabulous heated swimming pool and terrace with shower, BBQ and outdoor kitchen area with pergola. Adjacent is a fabulous small working watermill feature. The garden has fruit trees and a mixture of Mediterranean palms and plants.

We move down steps to the self-contained apartment below the villa and into a small dining/kitchenette with washing machine and fridge. From here we move into a small lounge area with adjacent shower room and to our right up a couple of steps is a very large bedroom. It is possible for a double and a single bed to fit in this bedroom and adjacent there is another area presently containing a single bed which could be used as a walk in wardrobe. The area is a perfect space for accommodating visitors, or could even be rented out for income.

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|  3 soverom                          |  3 bad |  236m <sup>2</sup> Bygg størrelse |
|  1.010m <sup>2</sup> Tomtestørrelse | <input checked="" type="checkbox"/> Svømmebasseng   | <input checked="" type="checkbox"/> Golf Course  |
| <input checked="" type="checkbox"/> Local Tax (Annual): 625   | <input checked="" type="checkbox"/> Unfurnished   | <input checked="" type="checkbox"/> Private parking  |
| <input checked="" type="checkbox"/> Fully Fitted Kitchen  | <input checked="" type="checkbox"/> Carport   | <input checked="" type="checkbox"/> Gated Driveway   |
| <input checked="" type="checkbox"/> Private Driveway  | <input checked="" type="checkbox"/> Open Plan Kitchen                                     | <input checked="" type="checkbox"/> Private Solarium   |
| <input checked="" type="checkbox"/> Converted Underbuild  | <input checked="" type="checkbox"/> Pool  | <input checked="" type="checkbox"/> Proximity: Airport   |
| <input checked="" type="checkbox"/> Proximity: Mountain   | <input checked="" type="checkbox"/> Proximity: Beach                                      | <input checked="" type="checkbox"/> Proximity: Golf course   |
| <input checked="" type="checkbox"/> Terrace   | <input checked="" type="checkbox"/> Garden  | <input checked="" type="checkbox"/> Floors: 2  |