

## 8 soverom Villa til salgs i Javea, Alicante

1.120.000€



Located on the desirable Cami Tossal Gros, in La Taraula area of Jávea, this beautiful villa with seaviews offers a perfect combination of modern living, serene surroundings, and excellent access to local amenities.

The villa boasts 8 bedrooms and 4 bathrooms, thoughtfully distributed across two separate apartments and a charming guest cottage. The total living space spans 493 m<sup>2</sup>, set on a spacious plot of 3,101 m<sup>2</sup>. The upper apartment was fully renovated in 2023 and has 4 bedrooms, while the lower apartment and guest cottage have also been recently updated. An additional space that is around 1.75 meters in height in the attic area is currently undeveloped but could be easily converted into an additional bedroom or office.

The home features central heating, a hot water system, and split air-conditioning units. Double glazing and roof insulation add to the property's features ensuring excellent temperature control. A modern solar array powers the property, comprising 20 solar panels, two 5 kW lithium batteries, heat pumps, and inverters, offering energy-efficient living and next to no heating or cooling bills in spring and autumn. There are built in water filters to ensure that all water is as pure as possible at the property.

The villa's outdoor area is designed for both relaxation and activity. The 5 x 10-meter pool is complemented by a summer kitchen and BBQ area, making it ideal for entertaining. The tranquil garden is filled with fruit trees and features an irrigation system for the upper section. The entire outdoor space is private and not overlooked, providing a peaceful retreat.

Equestrian facilities include horse stalls and a paddock. The property also has a well and a borehole, ensuring a reliable water supply for the guest cottage and garden. For parking, there is a double garage and additional space for up to five vehicles.

Situated just 4 mins from LULU, 4 mins from Michelin-starred restaurant BonAmb, 12 minutes from the Arenal Beach, 10 minutes from the old town of Jávea, 6 minutes from Club Golf de Jávea, and 8 minutes from the nearest supermarket, the property is conveniently positioned for both leisure and daily activities. There are many miles of

 8 soverom

 3.101m<sup>2</sup> Tomtestørrelse

 4 bad

 Svømmebasseng

 493m<sup>2</sup> Bygg størrelse



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