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This beautifully presented one-storey 3 bedroom villa, orientation southwest, is located in the desirable and quiet area of Javea only 2 km to the Arenal beach, international schools and all amenities. The property (with a constructed area of 217m<sup>2</sup>) has lots of character with wooden beams and Tosca stone features. All on one level, we have the living /dining and a good sized kitchen area with direct access to the lovely covered terrace (naya) with a beautiful view over the pool and garden area. In total there are 3 double bedrooms, 2 bathrooms (1 en-suite) and also one separate guest toilet next to the kitchen. The naya is spacious and has seating and dining areas and is the perfect place to relax and enjoy the surroundings and the open view to the Montgo. The slightly sloped garden is beautifully maintained and in addition to mediterranean plants also has some grassy areas. There is an 9x4 m swimming pool and plenty of areas in the garden to sit and either catch the sun or sit in the shade. There is also a summer kitchen/BBQ area and separate pool shower close to the pool. The driveway with a electrical gate leads to a carport, a big garage and 3 good size store rooms. The property benefits from a central gas heating and A/C in the bedrooms and has been well maintained by its current owners over several years. It is an ideal family home in a very peaceful area, just a couple of minutes drive to the beach and all amenities.

Ref: 007872

**660,000 €***Portichol ( Javea )*



