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Discover this spacious villa located on an impressive 4008 m<sup>2</sup> plot in a very quiet area. An automatic gate provides access to a generous driveway with parking for several vehicles and a garage. A few steps lead up to the well-kept garden and swimming pool with adjacent terrace and villa. Upon entering the hall, you are welcomed into the bright and spacious living room. Adjacent you will find three comfortable bedrooms, one of which is equipped with an en-suite bathroom and a dressing room. To the left of the living room is the recently renovated, fully equipped kitchen, complete with a wood-burning oven to give a unique flavour to your dishes. Adjacent is another spacious utility room and a bathroom. The villa also features an additional room that offers numerous possibilities, such as a gym, office or studio. This room is directly connected to the house and the garage, making it ideal for various purposes. The villa has central heating via water radiators, the water is heated by an electric hydro heater. Moreover, the villa is also air-conditioned, allowing you to live comfortably all year round. With a southern orientation, you will enjoy a large swimming pool surrounded by a sunny terrace and an outdoor shower. Both the historic centre and the beach of Jávea can be reached within just 10 minutes. Within walking distance you will find a restaurant, a recently built international school and a park with a fitness garden. The villa borders an urbanised area, but is currently still in a rural zone with several walking paths through beautiful countryside. A project has been proposed to include the property in a new urbanisation, consisting of a green zone and 9 building plots. For more information or to request a video of the property, feel free to contact us.

Ref: 0011975915

**1,200,000 €**

*Las Laderas ( Jávea )*



