



	<b>4</b>		<b>2</b>		<b>216m<sup>2</sup></b>		<b>2493m<sup>2</sup></b>
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Ref: JC744878

**525,000 €**

*Teulada ( Teulada )*

Situated in a tranquil setting just minutes from the center of Teulada, this wonderfully maintained estate offers the perfect balance between rustic charm and modern comfort. Located on a generous plot of 2,493 m<sup>2</sup>, the property boasts 216 m<sup>2</sup> of built space and living area distributed over two levels. On the ground floor, there is a fully equipped kitchen with dining area, a cozy separate living room with a wood-burning fireplace, two bedrooms, a full bathroom, and a pantry. Upstairs, you will find two additional bedrooms and a second bathroom, including a master bedroom with a walk-in closet and air conditioning for comfort year-round. Over the years, the current owner has made thoughtful upgrades, carefully preserving the authentic character and charm of the original estate while enhancing comfort and functionality. The house features double-glazed windows (in 90% of the house), shutters, and screens throughout. Outside, the private 8 x 4 m swimming pool is surrounded by a tiled terrace and a covered seating area, perfect for relaxing or entertaining in complete privacy. A large parking area can accommodate 4 to 5 vehicles, and the 26 m<sup>2</sup> garage offers excellent potential for being transformed into a self-contained guest apartment or a little house. The sprawling garden invites endless possibilities, from planting fruit trees or a vegetable garden to creating a tranquil outdoor space with a barbecue area, pergolas, or resting areas. This charming villa is ideally located near local schools, with international options like the Lady Elizabeth School and the Xabia International College less than 15 minutes away by car. The tram station is within walking distance, while the municipal pool and sports complex, including padel courts, are just a two-minute walk from the property. Moraira beach is 7.9 km away, and the Jávea Golf Club is only 5.4 km away. For frequent travelers, Alicante Airport is an hour's drive away, and Valencia Airport can be reached in approximately 1 hour and 20 minutes. Annual property costs: • Waste collection: €252/year • IBI (property tax): €822/year A wonderful opportunity to enjoy the peace of the countryside with the convenience of nearby amenities, all in a home full of character and charm.

