



4



2



224m<sup>2</sup>



1010m<sup>2</sup>

Ref: 0012046056

**728,600 €**

In a tranquil corner of the Northern Costa Blanca, between Benissa and Moraira, stands this charming villa with capacity for 8 people. Situated on a cul-de-sac with very little traffic, it offers the perfect serenity for those seeking rest and privacy. From its sunny terrace, the blue of the sea blends with the green of the valley, creating a landscape that invites you to dream under the shade of the palm trees. The picturesque Cala Baladrar is just 1.5 km away, and nearby you can discover the beautiful beaches and coves of La Fustera, Cala Advocat, and Moraira. Alicante airport is an hour's drive away, and Valencia airport is an hour and fifteen minutes away, making it an ideal meeting point for both holidays and extended getaways. The villa sits on a 1,010 m<sup>2</sup> plot and has 224 m<sup>2</sup> of built area, distributed over two independent floors. On the upper floor (at pool level) is the main living area: a bright living room with a wood-burning stove, a cozy dining room, a fully furnished kitchen, and two bedrooms with hot and cold air conditioning and shutters, as well as a full bathroom. The wood-burning stove transforms winter stays into moments of true comfort, something much appreciated by off-season visitors. On the lower floor, a spacious entrance hall leads to two additional bedrooms and a bathroom. The washing machine, dryer, and an auxiliary refrigerator are also located here, ensuring complete convenience. One of the bedrooms has air conditioning, and both the bedrooms and bathrooms have mosquito nets. The house is equipped with a heat pump and solar water heater, and the swimming pool (recently renovated and illuminated) becomes the heart of the garden. A relaxation area with comfortable sun loungers, an outdoor shower, and a covered terrace with a table and chairs for enjoying al fresco meals. In addition, there is a picnic area with benches, a barbecue, and a private storage room in a garden shed. The low-maintenance garden combines succulents with an orange tree that yields delicious fruit every year. Access is easy, without any large external staircases, and there is parking available within the property. With a valid rental license, this villa not only offers a charming Mediterranean retreat but also an excellent investment opportunity thanks to its solid profitability in holiday rentals. A sunny gem where the sea, tranquility, and comfort are in perfect harmony.



