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Charming Mediterranean villa at the foot of the Montgó, Jávea This beautiful Mediterranean villa is located in the sought-after residential area of Montgó-Ermita, on the southern slope of the Montgó. The villa has been recently renovated and is distributed over three levels. Through a spacious entrance hall you enter a bright living and dining area with an adjacent open-plan fully equipped kitchen. This level also features a bedroom with en-suite bathroom, a guest toilet and a separate laundry room. In addition, there is an extra bedroom with private access and its own bathroom, ideal for guests. From the living area there is a direct access to a charming interior patio and a large traditional naya with a lounge and an outdoor kitchen. The upper floor houses the generous master suite with private bathroom, dressing area, an additional room that can be used as an office, and a private terrace with open views. On the same level there is another bedroom with en-suite bathroom and independent access, enhancing the versatility of the property. On the pool level, there is an additional bedroom with en-suite bathroom and direct access to the outdoor area, perfect for guests. The outdoor area is a true Mediterranean retreat, offering several south-facing terraces, both sunny and shaded seating areas, and a beautifully landscaped mature Mediterranean garden with automatic irrigation. The private 10 x 5 metre swimming pool is centrally located in the garden and surrounded by cypress hedges ensuring complete privacy. A separate outdoor storage room completes the exterior spaces. The villa is equipped with modern central heating via radiators, electric underfloor heating in four bathrooms, hot and cold air conditioning, and a 1,000-litre water reservoir. There is a covered carport for two cars. Originally built in 1978, the villa has been carefully renovated while fully preserving its authentic character. Traditional elements such as terracotta floors, exposed wooden beams and large windows are harmoniously combined with contemporary comfort.

Ref: 008217vlc

**1,395,000 €***Montgo / Ermita ( )*



