

## Rustic villa with sea views in Balcón al mar

Alicante, Javea

**Sold**

🏠 219 m<sup>2</sup> Built Area   🛋️ 2 Living Rooms   🛏️ 4 Bedrooms   🚿 3 Bathrooms

€ 725,000

ID1/1942



# Description

Balcón al mar is one of the most sought after areas of Jávea.

It is located more than 100 meters above sea level, surrounded by pine and eucalyptus trees and very sunny.

The rustic-style chalet was built in 1976 on a double plot of 1,627 m<sup>2</sup>.

The nearest cove (Ambolo) is about 3 km away, within walking distance of a supermarket (750 meters) and the historic center of Jávea is 9 km away.

The villa has 2 entrances from 2 streets.

On the plot there is a well-kept Mediterranean garden with automatic irrigation, a garage, parking for several cars, a 5 by 10 meter heated swimming pool and a magnificent summer kitchen by the pool.

The main floor of the house consists of: entrance hall, living room with fireplace, closed kitchen, 3 bedrooms, 2 bathrooms and a glazed naya, with a small view of the sea, from which you can go up to the solarium with open views of the coast and lighthouse. The solarium has a water supply, which allows it to be converted into a chillout space.

The surface of this main floor is 180 m<sup>2</sup>.

In the semi-basement there is a living room, a bathroom and a bedroom (area of about 50 m<sup>2</sup>).

As well as a free space that can be used at your discretion: cellar, storage room, etc.

There are 2 accesses to the semi-basement: by a staircase from the main floor and independently from the garden area, which is very convenient if you decide to use it as a guest apartment or for service personnel.

The villa is 119 meters above sea level facing south \* Very sunny \*

Equipped with gas heating (radiators), a closed fireplace, an air conditioner in the living room and cable internet (SWISS CABLE).

Sold furnished.

## General

- Built Area: 219m<sup>2</sup>
- Plot: 1627m<sup>2</sup>
- Floors: 1
- Bedrooms: 4
- Bathrooms: 3
- Living rooms: 2
- Year of construction: 1976
- Year of reform: 2011
- Condition: good
- Sea view
- Mountain View
- Open views
- km. to the sea: 0,4
- km. to the city center: 9
- km. to the supermarket: 0,75
- Orientation: south
- Property Tax (€/year): 1100

## Outdoor

-  Pool
-  Climatized pool
-  Private garden
-  Barbecue
-  Parking space
-  Storage room
-  Covered terrace
-  Terrace

## Indoor

-  Basement
-  Air Conditioner
-  Heating
-  Fireplace

## Additional

-  Internet
-  Alarm
-  Furnished