

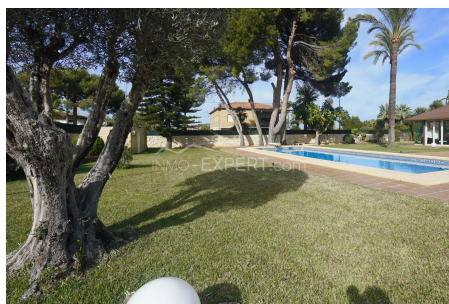
## Villa in the lower area of Montgó on an extensive and sunny plot

Alicante, Denia

🏠 400 m<sup>2</sup> Built Area   🛋️ 2 Living Rooms   🛏️ 6 Bedrooms   🚿 4 Bathrooms

€ 1,250,000

ID1/1958



# Description

This property is truly exceptional, located on a fully flat, unobstructed, and very sunny urban plot of 2,400 m<sup>2</sup>, just 1.2 km from the beach and 1.3 km from the main street, in close proximity to all essential services such as supermarkets, schools, shops, and restaurants.

Situated on a dead-end street, it offers a tranquil and peaceful environment. On the plot, there is a beautiful mature garden, meticulously maintained, as well as a large 50 m<sup>2</sup> swimming pool, a garage, and ample parking spaces for several vehicles. The property has a well that supplies water for garden irrigation and the pool.

Main floor: Upon entering, you'll find a spacious entrance leading to the living-dining room, equipped with a cozy wood-burning fireplace, and a fully equipped spacious kitchen. Additionally, this floor features 3 bedrooms and 3 bathrooms. From the covered terrace, you can enjoy panoramic views of the Castle of Denia.

Ground floor: This area, designed for guests, has 2 entrances: one from the main floor and another independent entrance from the garden. It comprises 3 bedrooms, a bright living room, a shower room, a kitchen, and access to a glazed living area. On this level, there is also a large storage room with a laundry area.

Equipment:

- Gas heating (bottles)
- Individual air conditioning units
- Fireplace in the living room
- Alarm system
- Fiber internet








Total built area: 357 m<sup>2</sup>

Quality construction from 1982, renovated in 2010. The property is in good condition.





## General

- Built Area: 400m<sup>2</sup>
- Plot: 2400m<sup>2</sup>
- Floors: 2
- Bedrooms: 6
- Bathrooms: 4
- Living rooms: 2
- Year of construction: 1982
- Year of reform: 2010
- Condition: good
- Mountain View
- Open views
- km. to the sea: 1,2
- km. to the city center: 1,3
- km. to the supermarket: 0,5
- Orientation: west
- Property Tax (€/year): 2200





## Outdoor

-  Pool
-  Private garden
-  Water well
-  Parking space
-  Storage room
-  Covered terrace
-  Terrace

## Indoor

-  Laundry Room
-  Air Conditioner
-  Heating
-  Fireplace

## Additional

-  Satellite TV
-  Internet
-  Alarm
-  Security door