

## Charming mediterranean villa with potential in the attractive area of San Juan (Montgó)

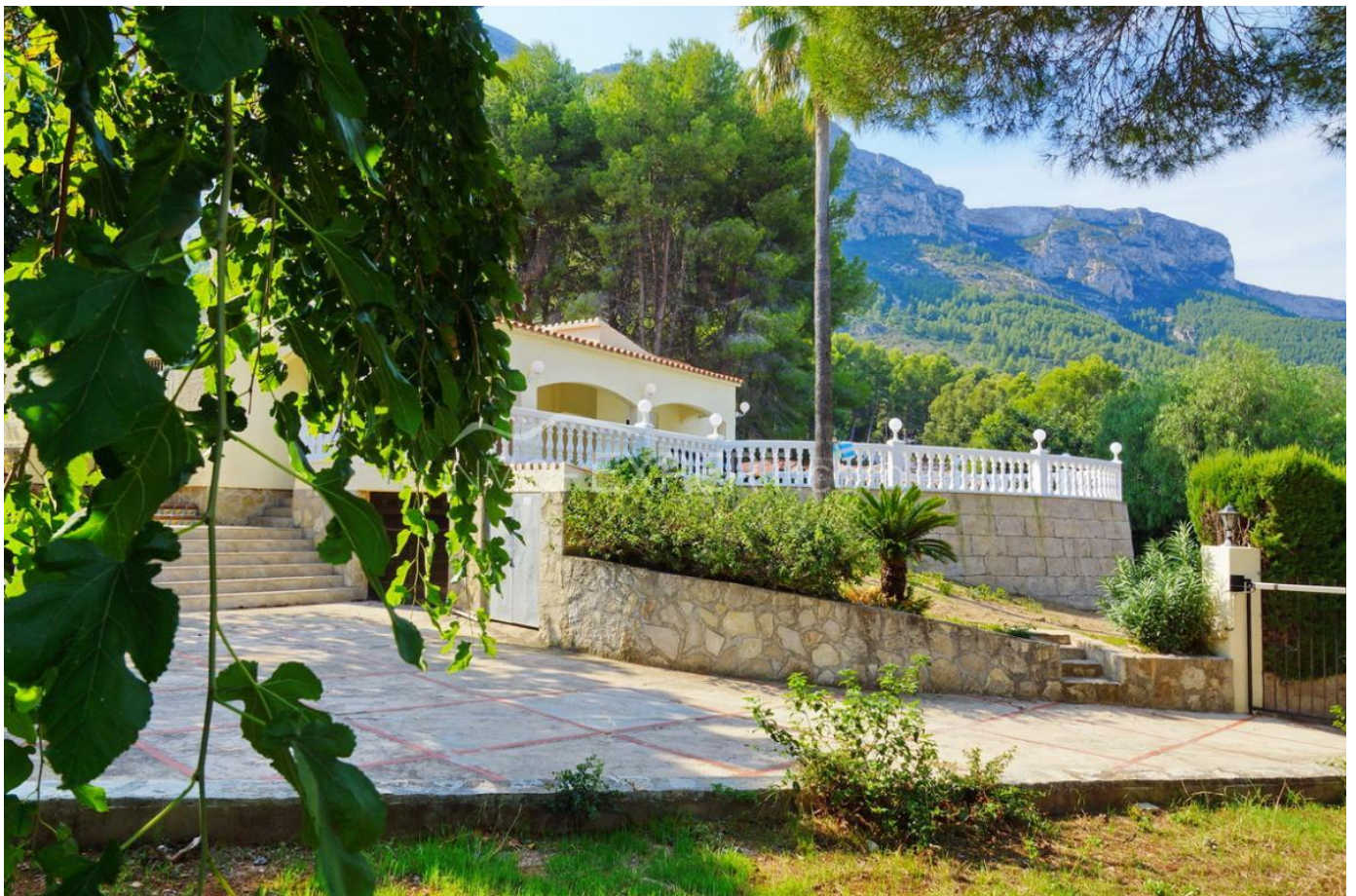
Alicante, Denia

**Sold**

🏠 157 m<sup>2</sup> Living Area   🛋️ 1 Living Room   🛏️ 2 Bedrooms   🚿 2 Bathrooms

ID1/1896

€ 350,000



# Description

Set on a plot of 1.609 sqm, the house of 157 sqm is distributed on 1 level. It comprises of a large family room with a dining area, which features a high ceiling with wooden beams; a cozy living room with a wood-burning fireplace; a guest toilet; a Master suite with access to the terrace enjoying picture-perfect views and a further double bedroom with bathroom ensuite. The kitchen is full equipped and offers a comfortable size for cuisine lovers. The living room is also connected to the wonderful covered terrace of 24 sqm overlooking the landscaped garden with a private swimming pool surrounded by decking.

The orientation and elevated position of the lovely villa grant amazing panoramic views over the city and towards the sea. The property comes with many features that make life comfortable and safe, including air conditioning, heating, garage of 27 sqm, parking space for several cars, outside shower, barbecue area and glass doors that let the day light in.







The family home is situated in a cul-de-sac street and is surrounded by the beautiful nature with the Montgó behind it. It is worth to mention the total privacy that it offers, hidden from the neighbours. Although it is well preserved and cared for, it represents excellent value for money and investment potential, as is ideal to be renovated and turned into a stunning modern property within a prime location that is highly in demand. Furthermore, it is legally possible to increase the house area by building a second floor.

The picturesque neighbourhood of San Juan is only 5 min away from the city center and the beach.





## General

- Living Area: 157m<sup>2</sup>
- Plot: 1609m<sup>2</sup>
- Floors: 1
- Bedrooms: 2
- Bathrooms: 2
- Living rooms: 1
- Year of construction: 1971
- Year of reform: 1997
- Condition: good
- Sea view
- Mountain View
- Open views
- km. to the sea: 2,3
- km. to the city center: 2,5
- km. to the supermarket: 1,6
- Orientation: north-east
- Property Tax (€/year): 817

## Outdoor

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

## Indoor

-  Air Conditioner
-  Heating
-  Fireplace
-  Guest WC

## Additional

-  Furnished