



## Vrijstaande Villa te koop in Javea, Javea

845.000 €

Referentie: RS62235 Slaapkamers: 3 Badkamers: 2 Plotgrootte: 775m<sup>2</sup> Bebouwd: 172m<sup>2</sup>







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## Costa Blanca North, Javea

Renovated, high-quality 3 bedroom Mediterranean-style villa, for sale perfectly positioned in the prestigious Ermita-Montgó area of Jávea. Nestled beside the Montgó Natural Park, it enjoys sweeping valley views and a rare sense of peace and privacy. The property is distributed over 2 floors and has been sympathetically reformed to combine modernity and traditional charm. Entry to the property is via an electric gate into a large parking area with a single garage off this, giving space for 2 or 3 vehicles. A few steps lead to the front door which then leads into the kitchen/living/dining area with a bright open-plan layout with high ceilings and expansive double-glazed windows that flood the home with natural light. At its heart, a contemporary kitchen, with high-quality equipment, flows seamlessly into the living and dining areas, extending out to the terraces for effortless indoor-outdoor living. From the living area, you can access the ground floor bedroom which the current owners use as a TV / living room. There is an office area and a family bedroom also on the ground floor. Internal stairs lead to the first floor which houses the master suite featuring a dressing room and panoramic valley views, with access to a bathroom shared with "Jack and Jill" access to Bedroom 2. Hot and cold air conditioning is available in the bedrooms and living area, underfloor heating, and solar panels provide year-round efficiency and sustainability. All the windows are Guardian Sun windows to improve thermal efficiency, security and sound insulation. The outdoor spaces are equally impressive, with a private swimming pool, a charming barbecue area, and Mediterranean-style landscaping designed for both leisure and low maintenance. A lovely garden, with lemon, avocado and orange trees, adds an authentic touch to the lifestyle this villa offers. Just minutes from Jávea's historic old town, Denia, sandy beaches, golf courses, international schools, and the AP-7 motorway, the home combines seclusion with easy accessibility. Whether as a permanent residence, a luxurious holiday retreat, or a sound investment, it represents one of the finest opportunities on the Costa Blanca. Key Features: - Prestigious location in Ermita-Montgó, Jávea - Panoramic valley views - Recently renovated with premium finishes - 775m<sup>2</sup> private plot with Mediterranean landscaping - Bright open-plan layout with modern kitchen - 3 spacious bedrooms, including a master suite with dressing room - Storage (14,4m<sup>2</sup>) - Private swimming pool and outdoor entertaining areas - Energy-efficient with solar panels (A-rated certification) - Central air conditioning and underfloor heating - Close to beaches, golf, shops, and international schools Don't miss this incredible opportunity to own a slice of paradise at the foot of the Montgó. Contact us today to arrange a private viewing.



## Kenmerken:

Dubbele beglazing

Parking - Private

Pool - Private

Fully Renovated

Garden - Private

Terrace - Open

Inbouwkasten

Parking - Garage

Heating - Underfloor

Solar Panels

Fitted Kitchen

South Facing

Air Conditioning

Views - Open

Electric Gate

Heating - AC

Storeroom/Trastero

BBQ/Summer Kitchen