



**Property type :** Villa

**Swimming pool :** Yes

**House area :** 230 m<sup>2</sup>

**Location :** Calpe

**Plot area :** 886 m<sup>2</sup>

**Bedrooms :** 4

**Bathrooms :** 3

This charming villa is located in an exclusive and quiet residential area of Calpe, just 2 km from the beach and 3 km from the center. It boasts beautiful views of the sea and the iconic Peñón de Ifach.

The villa is divided into two independent areas, perfect for those seeking flexibility and comfort, ideal for large families, guests, or even to generate additional income.

On one side is the main house:

The main residence offers a spacious living room, filled with natural light, with stunning views of the sea and the Peñón de Ifach. The living room also features a cozy fireplace, perfect for winter. Adjacent to the living room is the dining area, which connects through a sliding door to the fully equipped separate kitchen with a ceramic cooktop. In this space, there is also a study with access to a terrace that also offers wonderful views of the sea and the Peñón de Ifach.

The house has 3 bedrooms with built-in wardrobes and ceiling fans; 2 of them have air conditioning, and one offers impressive views of the Peñón de Ifach and the sea. Lastly, on this floor, there are 2 full bathrooms.

From this floor, you can access an open terrace, ideal for enjoying the shade on the hottest days. The terrace leads us to the area where there is an outdoor kitchen with a barbecue space, a swimming pool, and two outdoor showers, surrounded by a low-maintenance garden, perfect for enjoying without complications.

Independent apartment on the ground floor:

On the ground floor, there is an independent apartment consisting of a spacious living-dining room with an American kitchen and a bedroom with an en-suite bathroom.

Extras: Garage and additional parking space. Double glazing, gas and electric heating in some rooms, storage room for additional storage.[IW]



