



**Property type :** Villa

**Swimming pool :** Yes

**House area :** 200 m<sup>2</sup>

**Location :** Calpe

**Plot area :** 800 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 2

✓ Close to sea

✓ Central heating

✓ Garage

✓ Utility room

✓ Terrace

✓ Airconditioning

Pleasant villa for sale in Calpe with views of Peñon

This Mediterranean villa is located in a cul-de-sac in the Costeres neighbourhood. Wonderfully quiet yet close to the beach, shops, restaurants, etc. The long sandy beach La Fossa with its pleasant promenade is 1.2 km away, so you can walk or cycle to the beach. The property is south-facing which guarantees a good sun position. The view is dominated by the Calpe rock and some sea views here and there.

The house is spread over 2 floors and a basement. On the ground floor we find a spacious living-dining room with adjoining open kitchen. There are also 2 bedrooms, a bathroom and a hallway. An internal staircase leads to the top floor. Here we find the master bedroom with bathroom en-suite and a large private terrace overlooking the Calpe rock. The villa is definitely comfortable with air conditioning hot/cold, a well-equipped kitchen, double glazing and even its own, officially registered, well.

From the living room, a few steps take you to the lawn with swimming pool. If it gets too hot in the sun, there is a retractable awning as a canopy that provides a shaded area of about 30 m<sup>2</sup>.

The garden is easy to maintain as it consists mostly of artificial grass. The basement has its own access and on this level we find a garage for 1 vehicle and 2 storage rooms.

This nice property is a great home for year-round living, but also an excellent rental property.

If you would like to know more about this traditional villa for sale in Calpe, please contact our office.

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