



Price: €395,000

Bedrooms: 4

Bathrooms: 3

M2 Living: 250<sup>2</sup>

M2 Plot: 825<sup>2</sup>

M2 Terrace: -

Address: Calpe, Alicante (Costa Blanca)

This large south-facing villa has four bedrooms and three bathrooms and is split into two separate dwellings. It was first built in 1974, but recently reformed in 2010. Upstairs consists of a bright modern open-plan kitchen, a large living room, a glazed naya, 2 bedrooms and 2 bathrooms. The living room has a solid fuel stove fitted into the fireplace. The kitchen has white fitted cupboards and black granite worktops and a breakfast bar. The glazed naya has an open fireplace and there is also a smaller open terrace with seating area. From the terrace you can glimpse the sea and the tip of the Peñón de Ifach.

Downstairs is a second living room and kitchen, two bedrooms, one bathroom and a covered terrace with direct access to the swimming pool. There is also an outdoor covered summer kitchen, a covered dining area, and a pergola with comfy seating near the pool. The pool is 15 years' old. The house is on a private plot with gated entrance. There is a garage for one car and off-road parking for another car on the driveway.

The garden is designed for easy maintenance with plenty of areas tiled with potted plants and trees.

#### Key Features:

Recently Reformed Gated Complex Glazed Naya Open-Plan Kitchen Fireplace Fully-Fitted Kitchen Private 8x4m Pool Summer Kitchen Garage & Driveway Low-Maintenance Gardens

This lovely, spacious villa in the Gran Sol area of Calpe, recently reformed, will provide an excellent family home.