



H2S3672

Villa in Calpe

375,000€

6 BEDROOMS TOTAL. 2 SEPARATE APARTMENTS

GAS CENTRAL HEATING INDEPENDANTLY

PLENTY OF OFF ROAD PARKING. RENTAL LICENCE

VARIOUS DINING TERRACES

PRIVATE POOL WITH SUNBATHING AND DINING AREAS

WALKING DISTANCE TO THE BEACHES AND MAIN TOWN

PLENTY OF CHARACTER AND CHARM

BUILD 250M<sup>2</sup> PLOT 1079M<sup>2</sup>. BUILT IN 1980

A substantial villa situated a few minutes away from the sea, walking distance to coffee shops and the main town of Calpe. 320m<sup>2</sup> build, 980m<sup>2</sup> plot. Divided into two separate self-contained apartments each with kitchen, sitting room, 3 bedrooms and a shower room. With a rental licence.

The approach to the villa is at the end of the road, which is ideal if you do not want passing traffic. Gated entrance with off road parking for several vehicles, outside lighting and separate access to the apartment.

1st floor accommodation with a beautiful dining terrace to the front and doors leading into the kitchen, sitting room and the enclosed naya.

Kitchen with a range of base units, single sink and drainer with a mixer tap and window over. Fitted hob and extractor, fridge freezer and useful store cupboard. Doorway into the sitting room.

Sitting room is a spacious family room with a wood burning stove inset into a feature fireplace, exposed beams, double glazed patio doors leading to the dining terrace, patio doors leading to the naya, ceiling lighting and radiators.

Naya is enclosed and ideal for winter dining with views over the barranca, lighting and exposed timber beams. Patio doors leading to the dining terrace at the front.

Bedroom 1 is a lovely size main bedroom with a range of built-in wardrobes, hot and cold air conditioning unit, window to the side, radiator and lighting.

Bedroom 2 is a double bedroom with a window over looking the swimming pool, radiator, hot and cold air conditioning unit, built in wardrobe and lighting.

Bedroom 3 is a double bedroom with a window, lighting, radiator, hot and cold air conditioning unit and built-in wardrobes.

Shower room with a corner shower cubicle, double vanity unit with wall mirror and cabinet over, lighting and a window.

Ground floor self-contained apartment approach is via an open naya and a door leading into the open plan lounge kitchen dining room.

Lounge and dining area is spacious with a window to the naya, door to bedroom 3, open entrance to the kitchen, radiator and lighting.

Kitchen with base and wall units, free standing cooker, fridge freezer, lighting and a window.

Bedroom 1 is a good size main bedroom with built in wardrobes, window, lighting, radiator and built-in wardrobes.

Bedroom 2 is a double bedroom with a window, radiator, lighting and built-in wardrobes one has the hot water cycling for the downstairs.

Bedroom 3 is a double bedroom currently with a single bed, 2 windows one to the front and the other to the side, free standing wardrobe.

Outside the gardens are nicely terraced with a range of fruit trees and various perennials, the pool has been refurbished recently and has Roman steps to enter. Plenty of sunbathing space around the poolside. Dining terrace with a cover and a BBQ area. Beneath is a shower room with a double shower, W.C and wash basin. Utility room to the front of the house and store areas.