



	4		3		160m ²		706m ²
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An attractive villa which is in excellent condition, distributed on one level, south facing, open country views to the east and from the pool area, situated in a quiet cul de sac, in a modern residential area with all services underground. Located only 10-12 minutes by car from the beaches of Moraira and the Arenal sandy beach in Jávea, and close to all the amenities in the quant village of Benitachell. The property consists of an open naya (a covered terrace) leading to the terrace and pool and leading directly to the lounge / diner, which has a feature fireplace and a wooden beamed traditional-style ceiling. The fully fitted kitchen next to the lounge and dining area is American-style and open-plan. There are four double bedrooms and three bathrooms, two of which are en suite with walk-in showers and there is a separate family bathroom with a bath tub. The first spacious bedroom has an en suite shower room with a walk-in shower, and direct access to the terrace, pool and garden. The second double bedroom has access to a Jack and Jill shower room with a walk-in shower, shared with the third double bedroom which also has direct access to the garden. There is a fourth double bedroom, plus a separate and independent family bathroom with a bathtub. The swimming pool, terraced area and garden are private and not overlooked. The freeform swimming pool has a sloping beach-effect entrance providing easy access without any steps. The garden is very easy to maintain, with terraced and gravelled areas, established plants and an automatic irrigation system. There is a large store room of 34 m2 with an independent entrance next to the spacious driveway which has room to park at least 3 cars. EXTRAS: Double glazed windows throughout, gas central heating with radiators. All the bedrooms have persiana blinds on the windows, air conditioning and built-in wardrobes. A fast, fibre internet connection is available. The property has an established tourist licence.

Ref: 8003

450,000 €*Les Fonts (Benitachell)*

