



## Detached Villa for sale in Dénia, Dénia

899.000 €

Referentie: R4940068 Slaapkamers: 3 Badkamers: 4 Perceelgrootte: 262m<sup>2</sup> Terras: 10m<sup>2</sup>







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## Costa Blanca North, Dénia

Exquisite and luxurious 262m<sup>2</sup> villa, in one of the most international areas of the Montgó and bathed in sunshine, light and tranquillity all year round. On the ground floor there is a sumptuous and spacious 10m<sup>2</sup> hall. Next, through a 1.4m pivot door, we find a very spacious, bright and sophisticated 40m<sup>2</sup> living/dining room, with Italian designer lighting and views of the pool, as well as wooden shutters and doors leading to the terrace and garden. Ducted Mitsubishi air conditioning, radiators and a large custom-made Stûv wood stove. Next, we find a spacious 26m<sup>2</sup> island-style kitchen. The countertops and integral sink are made of organic granite, there is an induction hob (80cm x 52cm) with extraction, integrated oven and dishwasher and a Miele washing machine with separate Miele dryer. Access to the terrace, garden and outdoor kitchen. Next, we find a bright and private master bedroom with a cozy, polished and natural wooden floor of 40m<sup>2</sup> and next to it a spacious dressing room of 15m<sup>2</sup>, equipped with a variety of hangers, shelves, built-in drawers, removable shoe rack and wardrobes up to the full height of the ceiling and next to it, 1 en-suite bathroom of 12m<sup>2</sup>, with double marble sink, toilet and bidet, shower with marble tray, two full-length towel radiators and storage space. We also find on this floor, a second double bedroom of 16m<sup>2</sup>, with built-in wardrobes and drawers, wooden flooring accompanied by a full bathroom of 15m<sup>2</sup>, walk-in shower, dressing table with built-in storage space underneath, toilet. On the upper floor there is a beautiful and cozy reading room, with an artistic work that acts as a window, a bedroom with impressive views and a charming full bathroom, walk-in shower, dressing table, marble shelves and WC. It also has access through a large double window to an open corner terrace, with integrated lighting, of 25m<sup>2</sup>, with 360° views, where you can appreciate the entire Montgó in its splendor, the Castle and the Sea! Also part of the house is a lower floor where the 45m<sup>2</sup> wine cellar is located. In this area we find a full kitchen of 35m<sup>2</sup>, equipped with granite countertops and a Smeg hob, as well as a living-dining room, with beams and stucco walls suitable for multiple uses and a beautiful and acclimatized 9m<sup>2</sup> wine cellar. Outside the house we find a private 10x5 pool, a garden area with a very old 200-year-old olive tree, different fruit trees, such as bananas, lemons, passion fruits, etc. This entire garden is supported by an automatic irrigation and lighting system. We also find a beautiful outdoor kitchen made entirely of marble and granite, hand-made using ancient copper techniques that are quite rare to make or see today, followed by a storage room and a full bathroom. We can also find 3 parking spaces and a garage. And of course, there is a large naya with a beautiful living-dining room. The property includes central heating, a large wood stove, individually controlled ducted air conditioning, mosquito nets and shutters integrated into all windows, an alarm and a video intercom. The villa has a great feeling of space, freedom and is quite open-plan, due to its high ceilings. The villa is located 5-8 minutes walk from the centre of Denia and in a beautiful and quiet area of Denia.



## Kenmerken:

### Extra's

Overdekt terras  
Privé Terras  
Berging  
Zonnebank  
Bijkeuken  
Houten vloeren  
Kelder  
Access for people with reduced mobility

### Uitzicht

Zeezicht

### Meubilering

Volledig gemeubileerd

### Parkeergelegenheid

More Than One

### Zonorientatie

zuiden

### Huidige Staat

Goede conditie

### Keuken

Volledig ingerichte keuken

### Voorzieningen

Drinkwater

### Klimaatbeheersing

Airconditioning  
Open haard

### Zwembad

private Pool

### Beveiliging

Alarmsysteem