



## Detached Villa for sale in Altea, Altea

975.000 €

Referenz: R5212048 Schlafzimmer: 4 Badezimmer: 3 Grundstücksgröße: 844m<sup>2</sup> Garten: 226m<sup>2</sup>





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## Costa Blanca North, Altea

Villa located in the tranquil residential area of Santa Clara in Altea, just 5 minutes by car from Altea la Vella and 10 minutes from Playa de la Olla. This property is laid out on a single floor, offering both comfort and functionality across all its spaces. The villa features 3 bedrooms with fitted wardrobes, including a dressing room in the master bedroom. Additionally, there is a room equipped with a wood-burning sauna and shower, currently serving as a gym, which could easily be converted into a fourth bedroom. The villa includes 2 bathrooms, one of which is en suite to the master bedroom, and an additional guest toilet. The kitchen is independent, and the property also includes a spacious living-dining room and an entrance hall. The villa is fully equipped with modern comforts, including air conditioning, electric heating in the bathrooms, and a wood-burning fireplace in the living room, creating a warm and cozy ambiance. The property boasts an A energy certificate, highlighting its high efficiency, thanks to excellent acoustic insulation, high-quality PVC windows with double glazing, and solar panels providing both electricity and hot water. The outdoor area features several terraces that offer stunning views of the garden, swimming pool, and surrounding mountains. The pool is equipped with a saltwater filtration system and has pre-installation for a hot water pump, making it perfect for enjoying sunny days year-round. The pool area is surrounded by well-maintained lawns and includes a space for sun loungers and a relaxation area with outdoor furniture, ideal for entertaining or simply unwinding. The villa is surrounded by a low-maintenance garden filled with century-old olive trees, featuring an automatic irrigation system. Additionally, the property includes a storage room and parking area, and is in excellent condition with a southeast orientation that ensures ample natural light throughout the day. This villa is an ideal choice for those seeking a peaceful lifestyle in a natural setting, without sacrificing proximity to all essential services and amenities. Altea la Vella offers all the essential services, including a Medical Centre, Public School of Infant and Primary Education, Pharmacy, Cultural Centre, Library, and a Bank. The area also boasts a variety of shops, bars, and restaurants, with the renowned restaurants Ca Toni and Casa Ripoll being particularly noteworthy. This villa provides a peaceful retreat with easy access to both natural beauty and modern conveniences, making it an excellent choice for those seeking a balanced lifestyle. For golf enthusiasts, the Don Cayo Golf Club is just 2 minutes away, providing an ideal venue to enjoy the sport.