



## Detached Villa for sale in Dénia, Dénia

449 000 €

Référence: R5284174 Chambres: 3 Bain: 2 Terrain: 400m<sup>2</sup> Construite: 120m<sup>2</sup>





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## Costa Blanca North, Dénia

### BEACHFRONT LOCATION - Front Line

Located on Almadrava Beach, with the sea literally just a few steps in front of the house, this independent villa offers a wonderful combination of space, light, and coastal living. Built approximately 50 years ago and refurbished in 2008, the property sits on a sunny 400 m<sup>2</sup> plot and is ready to enjoy.

One of the standout features is the large covered naya with a beautiful high wooden beamed ceiling, creating an inviting space for relaxing, dining, or entertaining while enjoying the sea breeze.

Inside, the villa is bright, well distributed, and spacious, featuring three double bedrooms and two modern shower rooms. The open-plan living area is full of character, centred around a large log-burning stove with an integrated oven, perfect for both heating and cooking. Air conditioning is installed throughout the house for year-round comfort.

The independent modern kitchen offers plenty of space and easily accommodates a dining table. Outside, there is an additional covered area that can be used as a carport or transformed into a fantastic outdoor kitchen or entertaining space.

Off one of the double bedrooms is a versatile additional room, currently used as a music room, which could easily become a walk-in wardrobe, large storage area, or an en-suite bathroom, thanks to its generous size.

There is ample off-road parking on the plot if required, as well as plenty of street parking along the beach. While there is no pool, the sea is just steps away, making it unnecessary for many buyers.

A rare opportunity to own an independent beachside villa in a highly desirable location—perfect as a permanent home, holiday retreat, or investment by the sea.