



## Villa for sale in San Javier

840,000 €

Reference: AC11927 Bedrooms: 4 Bathrooms: 4 Plot Size: 601m<sup>2</sup> Build Size: 300m<sup>2</sup>





## Costa Calida, San Javier (town)

This single-family home in San Javier sits on a 601 m<sup>2</sup> lot with a 300 m<sup>2</sup> residence. Nestled in a prime residential area on a peaceful street with only seven houses, it offers beautifully landscaped surroundings free from traffic and noise, while being close to the beach and shopping centers. The pool area ensures complete privacy. The property features a spacious living room with a fireplace, a separate dining room, four bedrooms, four bathrooms, a second living room with a study area, a fully equipped kitchen with a breakfast nook, a large porch with a barbecue area, a private swimming pool, a laundry room with a pantry, and a two-car garage. This home includes a variety of modern services, such as a reinforced entrance door, an alarm system, heating powered by an oil-fired boiler, air conditioning, and solar panels. For convenience, it has an automatic pool cover, a large underground water reserve tank, and a pressure pump. The garage has automatic doors for both internal and external access, and the swimming pool is equipped with an automatic cleaning system. There is also an automatic awning on the porch overlooking the pool, and a side garden area with orange and lemon trees. High-quality materials and finishes are present throughout the property. The exterior is treated with monocapa, a protective coating, while the interior includes oak wood doors, staircase railings, and wood ceilings. The exterior carpentry is made from high-quality PVC with Climalit glass for insulation. The home is furnished with exclusive, handcrafted furniture in aged cherry wood, and recently updated, high-end appliances from top brands like Bosch and Miele.