

# Villa Valls Javea €695,000 £620,621,\*



Ref: LA1097DA



Mountains & country  
Private garage  
Security alarm



420m2 Lovely views to Valls. Upstairs-3 beds 2 baths liv & din rooms breakfast area lux kitchen naya terrace. Downstairs- huge suite gym games room 2nd kitchen naya and bar 1928m2 flat gardens 10x5 pool + casita BBQ

A beautifully maintained south facing family home 420m2 surrounded by a manicured plot of 1,928m2. On the Valls, in a quiet cul-de-sac location with magnificent views to the Valley & hills beyond. Electrically operated main gates open onto an ample driveway. To the right is a garage, car port and large store room. Next to it is the entrance porch to the villa opening into the entrance lobby. To the left a hall leads to two guest bedrooms, family bathroom and large master suite. Straight ahead is a huge dining room with fireplace (woodburner), & adjacent on the right via a Tosca archway is a breakfast area & open plan deluxe kitchen (fabulous!). Back door leads to utility area & drying courtyard. Beyond the dining room is a glazed naya with seating & small dining area, plus doors onto an open terrace with electrically operated awnings (views are fantastic). Returning to the dining room, a second Tosca arch opens onto a landing giving way to stairs down\*\* plus a very spacious & light living room with fireplace (woodburner) & balcony. Electrically operated persianas (blinds).

\*\*Marble staircase down leads to the lower level of this lovely house. At the bottom of the stairs & to the left is a huge bedroom with ensuite shower room. Straight ahead is a vast games room and to the right is a gym (doors to pool terraces) with wooden sprung floor. Integral with both the games room & gym is another enormous area comprising a guest kitchen, shower room, downstairs naya opening onto pool area (entertainments room!) with built in "bar" & sitting area. Electrically operated persianas at this level. Off the games room is further underbuild housing the boiler etc plus extra dry storage. Central heating, air con, internet (6mB), sat tv. OUTSIDE:- 10x5 pool surrounded by open terraces, casita (summer house & kitchen) with built in BBQ, plancha etc & covered dining and sitting area. Second BBQ on the other side of the pool. Lovely gardens with lawns, apricot & citrus trees, colourful pots & shrubs. Garage, car port, large open parking area, electrically operated main gates, storage. A fabulous property.



Lawns, the villa & Montgo!!



Bar in downstairs naya



Pool area & open terraces



Casita for poolside dining



Inside the casita!



Dining room in the villa



Naya off the dining room



Open terrace off naya

**CALIFICACIÓN ENERGÉTICA  
GLOBAL EMISIONES DE  
DIÓXIDO DE CARBONO  
[kgCO<sub>2</sub>/m<sup>2</sup> año]**



Energy certificate in process.