

# Villa Partida Montgo Javea €495,000

£444,748;\*



Ref: LA1249EX



Mountains & country  
Off street parking  
Security alarm

Lovely villa one level Spectacular private gardens South facing Elec gates pedestrian gate Living room woodburner glazed naya ample kitchen courtyard 3 bedrooms (2 ensuite & 1 with study/dressing room) guest shower room 10x5 pool

A fabulous SOUTH FACING VILLA with character. Old beams, hand made tiles, Tosca stone, sumptuous gardens, outdoor sitting areas, large open terraces, 10x5 pool, covered outside dining area next to summer kitchen + BBQ (fully equipped with sink, dishwasher, microwave etc.). Electrically operated main gates to driveway/parking. Second entrance with pedestrian wooden door plus intercom. Wooden steps take you up the house level but entry through the electric gates eliminates these steps. In front of the house is an open terrace with awning. A few steps lead into a large glazed naya which is used as a dining room. Double doors give way to a lovely sitting room with woodburner & beamed ceilings. To the right a door leads into the kitchen with back door to breakfast courtyard. A hall from the living room gives access to a guest shower room on the right, opposite guest bedroom 1. Further down the hall on the right is a double bedroom with ensuite shower. At the end of the hall is the master suite, with bedroom, dressing room/study and bathroom.

With exterior access there is a workshop, store room, boiler room and shower room (for pool users). Stairs go up to an open solarium (it is possible to add another bedroom on here).

Air con, irrigated gardens. Alarm, telephone line, UK tv, internet, persianas & mosquito screens, double glazing. White goods included. Furniture negotiable.

3 bedrooms, 2 shower rooms, full bathroom. Study/dressing room, living room, kitchen, courtyard, glazed naya, open terrace with awning. Workshop, pool shower/wc, store room. Many outside sitting areas, dining pergola next to summer kitchen/BBQ. Large open terraces on one side of 10x5 swimming pool. A manicured garden full of colour. Electrically operated main gates to parking area.



Pool from gardens



Wooden entrance steps



Driveway



Pool & summer kitchen



Open terraces & pool



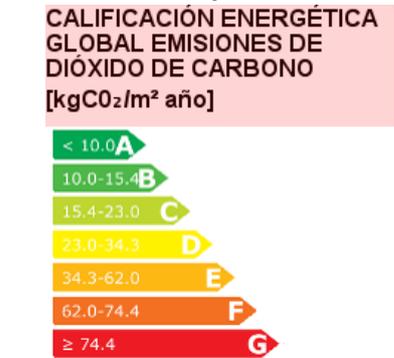
Breakfast courtyard



Kitchen



And again



Energy certificate in process.