





## Mediterranean dream villa with guest house and panoramic views in the heart of La Xara

**695.000 €**

Costa Blanca, La Xara Referencia: 28539  6  4  2.885m<sup>2</sup>  391m<sup>2</sup>





## Costa Blanca, La Xara

Situated in the middle of a lush, fully fenced plot of 2885 m<sup>2</sup>, this spacious and charming villa with guest house is located in La Xara, near Dénia. Enjoy a beautiful view of the Montgó and an oasis of peace and privacy, without sacrificing proximity to amenities. The villa itself was renovated in 2023 and offers contemporary living comfort in a charming, Mediterranean setting.

Upon entering through a characteristic wooden door, you are welcomed into an open living space with a warm, homely atmosphere. On one side there is a cozy lounge with a stove, on the other side a dining area that seamlessly flows into an open kitchen with American bar. This space flows effortlessly into a work area and leads to the master bedroom with fitted wardrobes and two bathrooms. On the upper floor there are three more bedrooms and a modern bathroom, accessible via an attractive naya with adjoining spacious, covered terrace that is connected to the guest house.

The guest house, which is also accessible via a separate entrance, has its own living room, kitchen, two bedrooms and a bathroom. Although it is in need of renovation, it offers an excellent opportunity to furnish it to your own taste – perfect for guests or as an additional living space.

The outdoor area is a true paradise: a large garden with a kidney-shaped pool and sun terrace, a covered outdoor kitchen with bar, a cozy lounge area, a pergola with dining table by the pool and various terraces to enjoy the sun or shade at any time of the day. The whole is framed by a carefully maintained lawn, fruit trees and flowering plants. Practical convenience is ensured with a separate laundry room and a carport for two cars.

Situated in a rural, yet central area, this villa is within walking distance of the center of La Xara, with shops, restaurants, pharmacy and a school. The extensive sandy beaches and the center of Dénia are only a five-minute drive away, as are the shopping center and the highway in Ondara. This home offers a perfect balance between peace, space and accessibility - a unique opportunity for those who want spacious, comfortable and versatile living under the sun.

Ready to move in villa with guest house for sale. Spacious home within walking distance of the center.

6 bedrooms, 4 bathrooms, 2 floors, fully equipped open kitchen, air conditioning, fireplace, spacious parking, various terraces, garden and private pool.

### Características:

Amplias terrazas  
Estacionamiento  
Piscina Privada

Cocina equipada  
Aire acondicionado  
Jardín

Cocina abierta  
Chimenea

### Distancia:

Mar: 3.5 km