



## listing

### Informazioni sull'Agente

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Nome:             | Casas Ambiente                                                      |
| Nome della ditta: |                                                                     |
| Nazione:          | Spain                                                               |
| Experience since: | 1995                                                                |
| Tipo di servizio: | Selling a Property                                                  |
| Specialties:      | Buyer's Agent                                                       |
| Property Type:    | Apartments, Houses, Other                                           |
| Telefono:         | +34 (966) 498-595                                                   |
| Languages:        | Dutch, English, French, Spanish                                     |
| Sito web:         | <a href="https://casas-ambiente.com">https://casas-ambiente.com</a> |

### Dettagli dell'inserzione

|                |                |
|----------------|----------------|
| Proprietà per: | Saldi          |
| Prezzo:        | USD 810,574.77 |

### Posizione

|              |             |
|--------------|-------------|
| Nazione:     | Spain       |
| Indirizzo:   | La Sabatera |
| Pubblicato:  | 24/08/2026  |
| Descrizione: |             |

Situated in a peaceful, sought-after neighborhood, this charming villa offers open scenery with glimpses of the sea, all while being just minutes from local amenities, the town center, and the beach. Set on a gently sloping plot, the property opens from a quiet residential street via an electric vehicle gate (installed in 2024) into a spacious parking area for 5 to 6 cars, complete with a private garage. Main Living Area Accessed via a staircase from the parking area and a few steps up from the pool terrace, the upper level houses the main living spaces: Glazed Naya: A bright, south-facing sunroom providing an ideal spot for relaxation overlooking the pool and gardens. Living & Dining Room: A luminous, open space anchored by a cosy fireplace with an integrated wood-burner. Modern Kitchen: Updated in 2018 with clean white units and durable Silestone worktops. Fully equipped with an integrated fridge/freezer, integrated dishwasher, gas hob, oven, microwave, and extractor fan. Double doors open directly onto the side entertaining terrace for effortless indoor-outdoor dining. Master Bedroom: A spacious retreat featuring built-in wardrobes and views over the tranquil garden. Guest Bedroom 1: A generous double room with built-in wardrobes and garden views. Guest Bedroom 2 / Single Room: Outfitted with built-in sliding wardrobes, perfect for a single bed or bunk beds. Bathrooms: A contemporary guest toilet and a full modern house bathroom fitted with a vanity unit, walk-in shower, and heated towel rail (both renovated in 2021). Lower Level & Storage: Dedicated utility room/storeroom. Substantial



underbuild offering extensive storage potential. Outdoor Living & Grounds: Pool Terrace: South-facing sun terrace featuring a 9 x 4m private swimming pool and outdoor pool shower. Entertaining Terrace: Conveniently located right off the kitchen to catch the late afternoon and evening sun. Alfresco Dining Area: A shaded retreat behind the garage, tucked under a pergola and framed by a mature pomegranate tree. Gardens: Easy-maintenance landscaped gardens dotted with mature plants, trees, and fruit trees. Property Features & Key Details: Year Built: 1977 (Carefully maintained by the present owners since 2018) Climate Control: Gas central heating, air conditioning in the main living area, and ceiling fans throughout Glazing: Quality double-glazed windows fitted with integrated mosquito nets and shutters Connectivity: Internet connected Annual Running Costs: Total annual taxes of €848.23 (covering ITP property tax and rubbish collection) Location & Distances: Beach: 1.0 km Town Centre: 1.3 km Supermarket: 1.4 km Golf Course: 3.8 km Benissa Motorway Access: 9.1 km Les Basetes Water Sports Centre: 9.8 km Contact us today to arrange your private viewing or to request further details about this lovely property!

## Comune

|                        |        |
|------------------------|--------|
| Camere da letto:       | 3      |
| Bagni:                 | 1      |
| Finito piedi quadrati: | 140 mq |
| Dimensione del lotto:  | 870 mq |

## Lease terms

Date Available:

## Contact information

IMLIX ID: H-58348-CA

