



REF: # 13194

DENIA



#### INFO

PRIX:	399.000 €
TYPE:	Villa
CITY:	Denia
CHAMBRES:	2
Ba ENFANTS:	2
Built ( m2 ):	98
pas ( m2 ):	369
Terrasse ( m2 ):	-
A ENFANTS:	-
de plante:	-
MESSAGE	-



#### DESCRIPTION

For sale is this cozy semi-detached house with its own plot (369 m2) and a small independent studio. Located in the Marquesa IV area, it enjoys year-round sunshine and magnificent views of the sea and the Gulf of Valencia. It features a private corner plot with automatic access gate and parking for two vehicles. The living room has a fireplace, separate kitchen, high ceilings, one large bedroom (originally two) with an electric fireplace, a large closet, and a bathroom with a walk-in shower. The living room leads out to an open terrace with sea views, a BBQ, and a Jacuzzi. You can descend to another terrace with a storage room or ascend to a magnificent sun terrace with sea and coastal views. Behind the building, with a separate entrance, there is a small studio with one bedroom, one bathroom, and one kitchen. Completely renovated in 2023 with the best materials: PVC windows with safety glass, underfloor heating, stoneware, laminate, wood-burning fireplace and another electric fireplace, individual air conditioning, LED lights, sold furnished and with appliances, etc. Quiet residential area inhabited all year round and just 3 km from Dénia and its beaches.

#### CERTIFICAT ÉNERGÉTIQUE



**VIEW**

- Panoramico

**PARKING PAS. CAR**

Garage no. Car : 1

## PROPERTY GALLERY































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