



MLS85292V

**Villa in Javea / Xabia**

**€765,000**



3



3



260m<sup>2</sup>



1,053m<sup>2</sup>



N/A

Enjoy effortless Mediterranean living in this stunning 3-bedroom, 3-bathroom detached villa all on one level ideally located in Jávea's sought-after La Guardia area. Set on a completely flat and private 1,053 m<sup>2</sup> plot, the property is just a short walk from local bars and restaurants, and only minutes by car from the beach and the popular Arenal area.

Built in 2002 and maintained in excellent condition, the 260 m<sup>2</sup> villa offers spacious interiors filled with natural light. Enter through electric gates and a long driveway into an elegant entrance porch. Inside, a wide hallway leads to a modern open-plan kitchen, breakfast room, and dining area, with