



**Property type :** Villa

**Swimming pool :** Yes

**House area :** 158 m<sup>2</sup>

**Location :** Calpe

**Plot area :** 800 m<sup>2</sup>

**Bedrooms :** 4

**Bathrooms :** 3

✓ Close to sea

✓ Fireplace

✓ Satellite dish

✓ Utility room

✓ Terrace

✓ Airconditioning

Villa with guest apartment for sale in La Cometa III, Calpe This detached villa with guest house is located in the quiet urbanisation of La Cometa III in Calpe, on a south-west facing plot. The property is spread over two floors and is less than 5 minutes by car from the centre and the beach. The villa, with panoramic views of the Bernia, was built by the current owner and is in its original condition.

**Description** The main house on the upper floor consists of a living room that connects to a bright conservatory with a view of the pool and open kitchen. There are also two bedrooms, one of which has an en-suite bathroom. The second bathroom is separately accessible. The ground floor is furnished as a self-contained apartment, with a living room, kitchen, bedroom, bathroom and an extra room that is currently used as a practice room. This room has its own entrance and toilet and a door to the laundry/storage room. The house has a photovoltaic system (2024), heating with electric radiators, a fireplace, heat pump for hot water, air conditioning, double glazing, mosquito screens, insulated walls and a water filter system. Outside there is a covered terrace and a sun terrace surrounding the automatic saltwater swimming pool. The garden is lush with fruit trees, Mediterranean plants and a spacious herb garden. The driveway leads to a carport with space for two cars. From here it is possible to reach the main house without stairs. Special features Photovoltaic system (2024) Air conditioning Large herb garden Water filter system Fully fenced Automatic saltwater swimming pool Guest apartment with own facilities

**Why view this villa** Suitable for double occupancy or guest accommodation Quiet location with good accessibility Villa with various possibilities One level entrance from carport The villa will be ready for occupancy at the end of 2026 or beginning of 2027. The transfer of ownership at the notary can take place well before that time. This could be interesting for an investor! This comfortable villa for sale offers a solid foundation for those looking for space, functionality and potential in a quiet location in Calpe. Book a viewing today and discover the possibilities of this property. The displayed price does not include taxes and purchase costs / The offer is subject to errors, price changes, availability, omission and / or withdrawal from the market without prior notice / Furniture and contents according to personalized agreement and not according to the photos in the presentation





