



**Property type :** Villa

**Swimming pool :** No

**House area :** 407 m<sup>2</sup>

**Location :** Gata de Gorgos

**Plot area :** 2600 m<sup>2</sup>

**Bedrooms :** 4

**Bathrooms :** 3

Spacious villa surrounded by nature and at walking distance from the centre of Gata de Gorgos,~~This exceptional villa, situated on a plot of 2,600 m<sup>2</sup>, is surrounded by breathtaking mountain scenery and unspoilt nature. At the same time, it is within walking distance of the charming village centre of Gata de Gorgos - the perfect combination of tranquillity and accessibility. ~~What makes this property unique is its elegant U-shaped architecture that provides an abundance of natural light and an atmospheric courtyard. Upon entering through the spacious entrance hall with built-in cupboards, you immediately enter the heart of the home: a generous living and dining room with a fireplace. Large sliding windows give direct access from the living room to the courtyard on the west side and a glass door gives access to the covered terrace on the east side. Adjacent is a versatile room that can serve as a dining room, office or extra bedroom. ~~In the north wing of the house you will find an impressive, fully equipped kitchen with cooking island and an adjoining pantry. From the kitchen, there is direct access to the inner courtyard. Here you will also find a practical laundry room, a technical room and a multifunctional room, currently used as a home office but equally suitable as a gym, yoga studio or hobby room. ~~The south wing houses the master bedroom with an en suite bathroom and a spacious walk-in wardrobe and two comfortable double bedrooms sharing a modern bathroom. This section also houses the stairwell and a guest toilet. ~~On the upper floor is a fourth spacious bedroom with en suite bathroom, equipped with Jacuzzi, and a private roof terrace with stunning 360° views.~~Built to high quality standards, the villa combines luxury and modernity with traditional Spanish features including the use of wooden beams, Tosca stone and typical Spanish arches. The villa has a three-phase electricity connection and very fast internet via fibre optic as well as a Starlink satellite connection, ideal for people working from home. All rooms have new air conditioning and heating via gas radiators. The villa also features an advanced alarm system with multiple sensors and cameras. ~~Outside, you enjoy an attractive courtyard with a sauna, an outdoor bathroom and a covered outdoor kitchen with pizza oven and a beautifully landscaped grass garden overlooking the beautiful landscape, the ideal place to relax in privacy. There is also a covered east-facing terrace to enjoy the morning sun and a spacious driveway with an automatic gate and exterior lighting. ~~The villa enjoys a very central location, in 20 minutes you can reach coastal towns like Denia, Jávea and Moraira and just a 10-minute drive away is the shopping centre Portal de La Marina and access to the motorway. The villa borders an extensive nature reserve with several hiking trails, ideal for nature lovers.



