

# Villa Mateus

Region: Moraira Sleeps: 12

## Overview

Occupying a peaceful position in a quiet neighbourhood close to the coast and the towns of Benissa and Calpe, Villa Mateus is a comfortable and spacious holiday home.

With its mix of white walls, tile floors and wood furnishings throughout, this villa is a cool place to come back to after a long day spent exploring the local area. Villa Mateus boasts an attractive mix of the rustic and the contemporary, with its outside space being just as charming.

The expansive open plan living/dining/kitchen space gives the villa an excellent flow. Get together as a family in the lounge area on chilly evenings and appreciate the warmth of the fireplace as you watch a film. It's also the perfect place to sit and soak up the sunshine that floods through the many windows.

Walk through to the dining area with a table that seats up to twelve people and which is conveniently located next to the kitchen for serving dinner with ease. The kitchen itself is well-equipped with modern facilities that make prepping and cooking meals a breeze.

There's also a small breakfast bar for grabbing a juice or coffee before heading out for the day. A second open plan living/dining/kitchen space comprises of a lounge area with a comfortable sofa and chairs and access to the outside space. Up to six people can sit at the dining table, which sits next to the kitchen with its breakfast bar and range of conveniences.

There are six bedrooms in total, with three having a double bed each and one that also has an ensuite bathroom with shower. The three other bedroom feature two single beds each. For everyone's use are three lovely bathrooms, with two having both a shower and bathtub and one with just a shower.

The exterior of the villa features a partially-covered first-floor terrace with a dining table that seats up to 12. Further outdoor dining options can be found down on the main patio, with a schedule that sits next to a kitchen with a barbecue.

A seating area under canopy is the perfect place to relax with a pre-dinner drink or contemplate having a dip in the pool. Sun loungers and various exotic



trees surround the private swimming pool for a comfortable feel. Explore further into the garden to discover a range of colourful and fragrant plants.

## Facilities

Modern • Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens •  
Wi-Fi/Internet • Air-Con • Walk to Beach • Walk to Restaurant • BBQ •  
Ground Floor Bed & Bath • Satellite TV • TV • Cot(s) • High Chair(s) •  
Golf Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities •  
Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Mateus is a beautiful and comfortable villa with a private swimming pool situated in a residential coastal area. There are 6 bedrooms and 4 bathrooms, and the villa can accommodate up to 12 people

### Ground Floor

- Open plan living room with kitchen and dining area
- Bedroom with double bed and en-suite bathroom
- Bedroom with double bed
- Bedroom with two single beds
- Bathroom

### First Floor

- Living and dining room with access to balcony with outdoor dining facilities
- Fully equipped open kitchen
- Bedroom with double bed
- Bedroom with two single beds
- Bedroom with two single beds
- Bathroom with bath
- Bathroom with bath

### Exterior Grounds

- Private swimming pool (8m x4m)
- Covered terrace with outdoor seating
- Terrace with alfresco dining area
- Outdoor kitchen with barbecue
- Private parking

### Additional Facilities

- Wi-Fi connection
- Air conditioning
- Television
- Microwave
- Washing machine
- Dishwasher
- Coffee machine
- Juicer

Registration Number: AT-459762-A



## Location & Local Information

Stretches of the coast are within a 5-minute walk of Villa Mateus, with Cala Llobella being a particularly attractive cove to visit. It's made up of pebbles and gravel, so while it's not a place for lying back and relaxing, it's great for spending some quiet time with the children and taking in the naturally beautiful surroundings.

You can also hire paddle boards and kayaks to enjoy the waters here, with the rocky nature of the shore making it unsuitable for children to go swimming.

A sandy beach can be found at Playa de la Fustera, which you can reach in about 10 minutes on foot. Or you can jump in the car with a picnic and be enjoying a day out by the sea in no time at all.

The sands here are soft and golden, and the turquoise water is incredibly bright, making it ideal for snorkelling. The sea is also very calm, so everyone can enjoy swimming safely too. There's a great restaurant on the beach where you can stop for lunch and sample some local fish or seafood.

The town of Calpe is around a 15-minute drive away from the villa and has a fascinating hilltop old town area to explore. Cobble streets are lined with charming shops, and there are several churches and museums to stroll around, including the parish church of Nuestra Señora de las Nieves and the Archaeological Museum.

Benissa is another charming and historic seaside town that's full of impressive buildings and sites. It's also around 15 minutes away by car. It's one of Costa Blanca's oldest villages and like Calpe, has an atmospheric historical quarter. There you will find a town hall which used to be a hospital in the 18th century and a beautiful neo-Gothic parish church.



## Local Amenities

Nearest Airport	<b>Alicante Airport (84 km)</b>
Nearest Ferry Port	<b>Denia Ferry Terminal (35 km)</b>
Nearest Village	<b>Fanadix (2 km)</b>
Nearest Town/City	<b>Calpe (7 km)</b>



Nearest Restaurant	<b>Restaurnte Pic D'or (1 km)</b>
Nearest Beach	<b>Playa la Fustera (700 m)</b>
Nearest Golf	<b>Club de Golf Ifach (6 km)</b>
Nearest Tennis	<b>Club de Tennis Calpe (6 km)</b>
Nearest Supermarket	<b>Supermercado La Fustera (850 m)</b>

## What Oliver loves...

- A classic villa with plenty of charming rustic features as well as modern facilities
- The open plan living/dining/kitchen spaces create a sociable atmosphere in which everyone can enjoy getting together
- Beautiful outside space with private pool, outdoor dining, canopied seating area, barbecue and garden
- The extra features, such as the utility room with washing machine and private garage space

## What you should know...

- Other properties are close by but you aren't overlooked
- Not all bedrooms feature ensuite facilities but have use of three family bathrooms
- Reception and 24-hour emergency service is available

# Terms & Conditions

- Security deposit: Credit card details are required 2 weeks prior to departure for pre-authorisation.
- Arrival time: Between 4 - 7 pm.
- Departure time: 10 am.
- End of stay cleaning included?: Extra €205, paid to OT prior to arrival. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Linen & towels included?: Bed linen and bath towels are included in the rental price.
- Energy costs included?: Yes, included in rental price.
- Heating costs included?: Yes, included in rental price.
- Internet access?: Wi-Fi internet access included in rental price.
- Minimum stay: 7 nights
- Changeover day: Saturday during high season.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet per booking will apply (paid locally).
- Smoking Allowed?: Not permitted.
- Tax: Tourist Tax included in the rental price.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay.
- Other Ts and Cs: A highchair and baby travel cot can be available upon request for an additional charge of €5 per item, per night.