



**H2S3721**

**Villa in La Sella Golf Resort**

**580,000€**

**SPACIOUS VILLA WITH 10 X 5M SWIMMING POOL**

**5 BEDROOMS, 4 BATHROOMS (3 ENSUITE)**

**PRIME LOCATION WALKING DISTANCE TO AMENITIES & RESTAURANTS**

**OFF ROAD PARKING, PRIVATE GARDEN**

**DOUBLE GLAZING WITH TILT OPENING WINDOWS**

**IBI 501€, COMMUNAL FEES INCLUDING SECURITY 320€ PER YEAR**

**SEA, GOLF COURSE AND MOUNTAIN VIEWS**

**NO WORK REQUIRED. BEAUTIFUL VILLA**

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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Situated in a prime location on La Sella and within walking distance of 3 restaurants, tennis club, horse riding centre, petanque courts, Buddhist centre and an abundance of beautiful countryside and mountain walks. With sea, golf course and mountain view this villa is well worth a viewing. 5 bedrooms, 2 reception rooms, modern kitchen and 4 bathrooms.

The approach has off road parking for several vehicles, outside lighting and several entrances to the villa.

The main entrance through the naya has a wow factor with the amazing views of the sea. Golf course and Montgo mountain. A wonderful place to relax and entertain. With awnings to protect from the sunshine and additional awnings with windows to protect from those odd rainy days.

Sitting room with a wood burning stove, 2 windows to the side and a window to the front elevation. Hot and cold air conditioning unit and wall lighting.

Kitchen breakfast room with a range of base and wall units, fitted oven, 5 ring gas hob and extractor over, window to the rear, sink with mixer tap over, space and plumbing for a dishwasher and a breakfast bar.

Breakfast area with double opening doors to a patio ideal for coffee mornings and watch the sun rise, hot and cold air-conditioning unit and stunning views to the sea.

Dining room was previously a bedroom with a window to the front elevation, hot and cold air conditioning unit and lighting.

Utility room with a door leading to the parking side of the property, space and plumbing for a washing machine, scrub sink, space for a drinks chiller and space for an American fridge freezer.

Bedroom 2 on this floor previously the main bedroom of the villa, with 2 sets of built-in wardrobes with cupboards over, window with sea, golf and mountain views, hot and cold air conditioning unit and an ensuite.

Ensuite with a full-length bath and shower over, vanity unit with cupboards and drawers beneath, W.C, window and heated towel rail.

Ground floor with a hallway and a door leading to the bedrooms, family shower room and a door to the parking area.

Bedroom 1 is a beautiful suite with double opening doors leading to a patio, a spacious dressing area with triple mirrorrobes, 2 windows, hot and cold air conditioning unit and an ensuite.

Ensuite bathroom with a corner bath and a separate walk-in shower cubicle, 2 windows, double vanity unit with drawers beneath and wall mirror and lighting over, W.C, bidet and lighting.

Bedroom 3 another generous size double bedroom with built in double mirrorrobes, hot and cold air conditioning unit, window and an ensuite.

Ensuite shower room with a walk in shower, vanity unit with cupboards beneath and a wall mirror and lighting over, W.C, lighting and heated towel rail.

Bedroom 4 is a twin bedroom with patio doors leading to the garden, built in mirrorrobe, window, hot and cold air conditioning unit and lighting.

Bedroom 5 is a single bedroom currently used for storage with a window, hot and cold air conditioning unit and lighting.

Family shower room with a walk in shower, vanity unit with cupboards and drawers beneath and mirror and lighting over, W.C, heated towel rail and lighting.

Outside the garden has a 10 x 5-meter swimming pool with plenty of sunbathing and entertaining space around. A wood fired pizza oven and plenty of space for bbq entertaining. Outside lighting and array of fruit trees including, orange, lemon, nispros, khaki, figs, cherry and cumquat. Along with many natural plants indigenous to the local area.

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