









H2S3726	Villa in Denia	168,000€
PEACEFUL LOCATION WITH STUNNING MOUNTAIN WALKS	3KM TO THE B	EACHES. 4KM TO MAIN TOWN
WALKING DISTANCE TO LOCAL RESTAU	JRANTS MODERN KITC	HEN AND SHOWER ROOM
FRONT AND REAR PRIVATE GARDENS ENCLOSED FOR SMALL DOGS	COMMUNAL S	WIMMING POOL AND GARDENS
BUILT IN 1998. IBI 330€ P.A & 160€ PER COMMUNAL FEES	MONTH POOL AND GA PROPERTIES	RDENS SHARED WITH ONLY 9

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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 on Montgo with beautiful mountain walks, front and rear gardens, car port, communal pool, 2 double bedrooms, modern kitchen and shower room, glazed in naya with sea views to the front this is a perfect house for permanent living or a holiday home. Do not miss this one!

The approach has off road parking a covered car port, steps leading to the store room and utility room.

L-shaped lounge dining room with space for dining table and chairs, sitting room area with air conditioning unit, window to the front and the dining area with patio doors to the naya and doorway to the kitchen.

Kitchen with a range of base and wall units, fitted oven, hob and extractor, dishwasher, fridge freezer, sink and drainer with a window over looing the rear garden.

Naya is enclosed with stunning views over to the front and down to the coast. Door with stairs to the parking area and opening windows.

Bedroom 1 is a light and bright bedroom with built in double wardrobe with cupboards over, window overlooking the rear garden and lighting.

Bedroom 2 is a double bedroom with a window to the front and sea views, built in wardrobe and a cupboard over.

Family shower room with a walk in shower, vanity unit with a mirror cupboard over and lighting, W.C and window.

Utility room is in the under build of the house which is great if you are entertaining and you do not have to sit and listen to the washing machine.

There is an additional store room perfect for bicycles, golf clubs and paddle boards.

Front garden with a BBQ area and dining space.

Rear garden with dining and sunbathing space, enclosed as the owners have two small dogs.

Communal gardens with a beautiful swimming pool shared with only 9 properties. Beautifully maintained with stunning palm trees and plenty of shrubs indigenous to the local area.

Les Rotes nature reserve is 3km. Denia, Marquess de Campo is 4km. Cami de La Colonia is the local walking route up the mountain.

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