



H2S3888

Villa in Denia

490,000€

5 BEDROOMS INCLUDING THE 1 BEDROOM GUEST ANNEX

VIEWS OF MONTGO, DENIA AND A VERY PRETTY GARDEN

PRIVATE SWIMMING POOL WITH PLENTY OF ENTERTAINING AREAS

SITTING ROOM WITH VIEWS OVER THE POOL

FAIRLY FLAT PLOT WITH VERY FEW STEPS

ELECTRIC GATE, COVERED PARKING

2KM TO SUPERMARKETS AND EVEN LESS TO LOCAL BARS AND RESTAURANTS

IBI 486€. BASURA 174€ PER YEAR

BUILT IN 1980. BUILD APPROXIMATELY 135M<sup>2</sup>

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MONEY LAUNDERING REGULATIONS 2010

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 2013

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.

Detached villa in Denia with 5 bedrooms total. 4 in the main house and 1 in the guest annex. 3 bathrooms, private swimming pool, views of the sea, Montgo, marina and the town. Fairly flat plot, gated drive, car port, peaceful area, roof terrace, poolside

The approach is via a vehicular electric gate and a pedestrian gate. Off road parking for several vehicles, covered parking access to the annex and pathway to the main entrance.

Sitting room with plenty of natural light, patio doors and windows overlooking the poolside. Hot and cold air conditioning unit, wall heater, pellet burning stove, lighting, exposed timber beams.

Dining room with patio doors leading to the side elevation, exposed timber beams and lighting.

Kitchen breakfast room with a range of base and wall units, fitted oven, hob and extractor, sink and drainer, window overlooking the poolside, counter lighting and space for a table and chairs.

Utility with washing machine, tumble dryer and dishwasher.

Bedroom 1 with patio doors leading to a breakfast terrace and views of Montgo, hot and cold air conditioning unit, ceiling fan and a wall heater that can be controlled by an app. En-suite bathroom with a bath, W.C, vanity unit, window and lighting.

Bedroom 2 is a double bedroom with a window to the rear, lighting and a window.

Bedroom 3 is a double bedroom currently used as an office with two skylight windows and lighting.

Bedroom 4 is a generous single bedroom currently used as a dressing room with a window, lighting and plenty of wardrobes.

Family shower room with a walk in shower, W.C, vanity unit, exposed beams and lighting.

Annex with open plan bedroom 5 sitting area, space for a kitchenette, shower room with walk in shower, W.C and vanity unit. Air conditioning unit

Roof terrace with incredible panoramic views of Montgo, Mediterranean Sea and views over the gardens. Lighting and plenty of space for entertaining, sunbathing and relaxing.

Outside the gardens are well maintained and low maintenance with an 8 x 4 swimming pool, views to the sea and Montgo. the plot is fairly flat with just a few steps but nothing major.

Jacuzzi with a gazebo over in working order, poolside bar included in the sale and plenty of poolside sunbathing and entertaining space. Great for parties.

Garden shed useful for tools. Poolside house which can be closed and used for as you wish, there is water connected and lighting.