



H2S3895

Villa in Denia

595,000€

BUILT IN 1990. 238M² BUILD. IBI 1200€ PER YEAR

PRIVATE GARDEN, POOL AND PARKING

GUEST SUITE WITH SEPERATE ENTRANCE

PLENTY OF ENTERTAINING TERRACES

QUIET AND PEACEFUL LOCATION

VIEWS OF MONTGO, SEA AND CASTLE OF DENIA

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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.

Stunning views over Denia, the castle and towards the sea. This is a spacious villa with 4 bedrooms, 3 bathrooms, garage, terraces, private pool, guest suite and comes furnished. Peaceful surroundings ideal for permanent living or relaxing holidays.

The approach has a pedestrian access and a vehicular access via a gated car port. Outside lighting and a few steps leading to the main accommodation.

Reception hall with a cloak's cupboard, door to shower room and open arch to the sitting room.

Sitting room with exposed timber beams and barrelled ceilings a wood burning inset into a feature surround, patio doors leading to the naya, archway leading to the dining room and kitchen.

Kitchen with a range of base and wall units, fitted oven, hob and extractor, freestanding fridge and dishwasher, lighting and breakfast bar with serving to the dining room. Window to the side and lighting.

Dining room with 3 windows overlooking the views and the poolside, wall & ceiling lighting.

Naya with glazed window and views towards the sea, Denia castle and over the swimming pool.

Bedroom 1 is a double bedroom with built in wardrobes, hot and cold air conditioning unit, window to the side, ensuite shower room with a walk-in shower, double vanity unit and W.C.

Bedroom 2 is a double bedroom with a window, hot and cold air conditioning unit, built in wardrobes and lighting.

Shower room with a shower tray, wash basin, window, W.C, washing machine and hot water cylinder.

Downstairs is a guest suite with a spacious bedroom ensuite shower room, small kitchenette in the bedroom, hot and cold air-conditioning unit. Windows and lighting. Ideal poolside accommodation.

Under the dining terrace is another room previously used as bedroom 4, with a window and lighting.

Naya on the ground floor poolside is a pleasant place to sit and enjoy the views. BBQ and sink for cooking.

Gardens are low maintenance with a kidney shaped pool, fruit trees and a gated side entrance ideal if you have family or friends staying and they want their own privacy.