



H2S3902

Villa in Denia

430,000€

3 DOUBLE BEDROOMS. 2 SHOWER ROOMS

MAIN BEDROOM ON THE GROUND FLOOR

FLAT PLOT AND BEAUTIFUL GARDENS

SPACE FOR A SWIMMING POOL. PLOT IS URBANO

OFF ROAD PARKING FOR SEVERAL VEHICLES

WALKING DISTANCE TO LES DEVESES BEACHES

LOCAL RESTAURANTS, BARS AND AUTO CINE

BUILD 145M<sup>2</sup>. PLOT 771M<sup>2</sup>. IBI 792€ PER YEAR

This villa is a few minutes walk from the beaches of Les Deveses on the boarder of Oliva and Denia. Within walking distance to restaurants, beaches, bus and cycle route to Denia. With 3 bedrooms, 2 shower rooms and a main bedroom on the ground floor with a shower room. 2nd floor 2 bedrooms, 1 with a shower, W.C and vanity unit.

The approach has off road parking for several vehicles with an electric gate and a pedestrian gate. The garden is enclosed and is a flat plot.

Main door leading into the naya with glazed windows, pellet burner and access to the sitting room.

Sitting room with a pellet burner, windows to the naya and the side elevation, stairs to the 1st floor and open arches to the kitchen and the main bedroom.

Kitchen breakfast room with windows to the rear and side elevation, dining area with a hot and cold air conditioning unit, barrelled ceilings and exposed beams. Kitchen with a range of base and wall units, fitted oven, hob and extractor, upright fridge freezer, dishwasher and display cabinet.

Bedroom 1 is a double bedroom with 3 sets of double built in wardrobes, window to the front and rear. This room has been slightly adapted to aid an elderly person. The wall between the shower room and bedroom has a concertina door, this was previously a wall and could easily be built back into place.

Shower room off bedroom with a shower, W.C, bidet and where the washing machine is this used to be a wash basin. (Washing machine previously in an outside cupboard, watch the video.)

Guest shower room with a shower cubicle and a jacuzzi shower, W.C, bidet, vanity unit, window and lighting.

1st floor is accessed by two ways, the internal staircase or the external stairs at the rear of the property. This floor was previously lived in by a family member.

Bedroom 2 is a spacious double bedroom with window to the front elevation overlooking the garden, frees standing shower, W.C and a vanity unit. This would benefit from being enclosed to create an ensuite. There is a separate entrance for this room accessed from either outside or inside the property.

Bedroom 3 is a double bedroom; this can be accessed from the stairs off the sitting room or there is an internal door from bedroom 2. Watch the video.

Outside the garden is a flat plot, plenty of space for a swimming pool the parcel is classed as Urbano and is 771m<sup>2</sup>. The build is 145m<sup>2</sup>.

There is a BBQ house, store room, car port, various places to sit, relax and entertain.