







H2S3907 | Town house in La Xara | 399,000€

4 BEDROOMS, 3 BATHROOMS, COMMUNAL SWIMING POOL

MODERN KITCHENS, BATHROOMS, SUMMER SITTING ROOM

VIEWING RECOMMENDED

LOCAL SUPERMARKET, HOSPITAL, BARS AND RESTAURANTS

TOWN LOCATION WITH TRAIN STATION IN WALKING DISTANCE

SMALL GARAGE IDEAL FOR MOTORBIKES, SCOOTERS

IBI 70€. BASURA 60€. BUILT IN 2000. BUILD 218M²

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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.

Situated in La Xara this is a stunning house with communal swimming pool and gardens, 2 private balconies, 4 bedrooms, 3 bathrooms, 2 kitchens (new), 2 reception rooms and within walking distance to several restaurants and bars. Viewing highly recommended.

The approach is via a street with parking, canopied porch leading to the main reception hall.

Reception hall with stairs leading to the 1st floor and access to the family room.

Family room previously the garage with a kitchenette, open fireplace, sitting area and dining area, window and door leading to the rear gardens and communal swimming pool. A beautiful room to enjoy and relax and entertain.

Kitchenette with washing machine, hob, extractor, single sink with mixer tap over.

Garage is useful storage and has space for motorcycles and general storage.

1st floor landing with stairs to the 2nd floor and doors off to lounge dining room, kitchen, bedroom 4 and shower room.

Lounge dining room is L-shaped with seating one side and dining the other sliding patio doors leading to the balcony, pellet burning stove and lighting.

Balcony with dining table and chairs, BBQ and lighting.

Kitchen is new with a range of base and wall units, single sink with mixer tap over, window to the rear, walk in pantry, dishwasher, fitted oven, hob and extractor over, door leading to the utility.

Utility with a scrub sink and basin, views over the communal gardens and swimming pool and lighting.

Bedroom 4 is a single bedroom currently used as an office with a window to the rear and lighting.

Shower room is new with a walk-in shower cubicle, vanity unit with wall mirror and lighting over and drawers beneath, W.C and lighting.

2nd floor landing with doors off to bedrooms 1,2,3 and family bathroom.

Bedroom 1 is a lovely main bedroom with triple built in wardrobes and cupboards over, Air conditioning unit, sliding patio doors to a balcony which is big enough for a small table and a few chairs, maybe the breakfast balcony. Ensuite bathroom.

Ensuite with a full-length bath and shower over, W.C, bidet, twin vanity unit with wall mirror and lighting over and drawers and cupboards beneath. Window to the front elevation and ceiling lighting.

Bedroom 2 is a double bedroom with triple built in wardrobes and cupboards over, window to the rear with a view over the gardens and communal swimming pool.

Family bathroom with a full-length bath and shower over, W.C, bidet, wash basin with wall mirror over and lighting.

Bedroom 3 is a double bedroom with a double built in wardrobe and cupboards over, window to the rear with a view over the gardens and communal swimming pool and across towards Montgo mountain.

Gardens are very pretty with plenty of space for dining, sunbathing and entertaining, the communal swimming pool is a good size for

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swimming and the communal fees are only 60€ per month.

A choice of beaches within a 10-minute drive or a cycle ride away. Denia is a 5-minute drive, La Sella Golf is a 10-minute drive. There is a train station within walking distance and some lovely walks around the town taking in nature. The municipal BBQ and recreational centre are a short walk away.

Bars, restaurants, medical centre, and local hospital are also in walking distance.

An excellent place to live full time and a nice community to live in.

The AP7 autopista is easily accessible and Alicante and Valencia airports are around 1 hour drive away.

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