



H2S3959

Villa in Beniarbeig

799,000€

4 DOUBLE BEDROOMS. 3 BATHROOMS

PRIVATE GARDEN AND SWIMMING POOL

GARAGE WITH AN ELECTRIC DOOR

SITTING ROOM WITH PATIO DOORS TO THE NAYA

MOUNTAIN VIEWS, QUIET LOCATION

PLENTY OF OUTSIDE ENTERTAINING SPACE

OPEN FIREPLACE

FURNITURE NOT INCLUDED

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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.

Villa with ample accommodation, 4 bedrooms, 3 bathrooms, study, garage, swimming pool, gardens and views over the valley towards Montgo national park. Walking distance to the town of Beniarbeig which has bars, restaurants, hairdressers, sports centre and much more. Great location for walking and cycling.

The entrance has an electric vehicular gate and a separate pedestrian gate. Outside lighting and a pathway to the main canopied porch and a vehicular access to the garage.

Lounge dining room with an open fireplace, patio door leading to the naya, hot and cold air conditioning unit, ceiling fan, door to the garage and stairs to the 1st floor. Archway leading to the inner hallway and access to bedroom 4 and family bathroom.

Dining area with patio doors leading to the naya and the garden.

Study room with a window and lighting.

Bedroom 4 is a perfect bedroom for someone who needs to be able to access a bedroom and bathroom on the ground floor. Window overlooking the garden and a walk-in wardrobe.

Family bathroom 3 with a corner bath, walk in shower cubicle and a twin vanity unit with a wall mirror over, W.C, bidet and a window.

1st floor landing with a lovely seating area and patio doors leading out to a terrace with views over the countryside.

Bedroom 1 is a bright room with a walk-in wardrobe, window and patio doors leading to a breakfast terrace and views over the countryside.

Ensuite with a shower and twin vanity unit, W.C and bidet.

Bedroom 2 is a generous size double bedroom, with built in bedroom furniture, window and air conditioning unit.

Bedroom 3 is a generous size double bedroom, with built in bedroom furniture, window and air conditioning unit.

Family bathroom 2 with a full-length bath and shower over, W.C wash basin and a window.

Garage has an up and over electric door, workshop area and is nice and wide for those larger vehicles with wide doors.

Gardens are low maintenance and the swimming pool with Roman steps to enter. Poolside BBQ and W.C and a separate shower cubicle. Lawn and an array of shrubs and trees indigenous to the local area. Naya is very spacious and is covered, ideal for you if you want a games area or dining area outside.

FURNITURE NOT INCLUDED. AGENT HAS NOT TESTED THE APPLIANCES. ANY POTENTIAL BUYER IS ADVISED TO CHECK BEFORE GOING TO THE NOTARY.