



H2S3961

Villa in La Sella Golf Resort

425,000€

3 DOUBLE BEDROOMS. 2 BATHROOMS.

SITTING ROOM. DINING ROOM AND CONSERVATORY.

PRIVATE GARDENS. CAR PORT. OUTDOOR SHOWER

FLAT PLOT OF 410M². ACCOMMODATION ON ONE LEVEL. 120M² BUILD

GATED PARKING WITH A CAR PORT

COMMUNAL SWIMMING POOL WITH CASCADING POOLS

IBI 340€, BASURA 135€ PER YEAR. COMMUNAL FEES 524€ TWICE A YEAR

FURNITURE INCLUDED. EXCELLENT INVESTMENT.

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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.

This villa is on one level, with 3 bedrooms, 2 bathrooms, sitting room, dining room, conservatory, private gardens, car port and a communal cascading swimming pool. Situated on urbanization la Sella and in walking distance to the local shop, restaurants, chemist and some amazing walking routes.

The approach is either via a pedestrian gate or a vehicular gate. Pedestrian gate leading to the main entrance which is quite striking with the 2 Roman pillars leading into the reception porch.

Reception porch with lighting, space for shoes and coats and the main door leading into the reception hall.

Reception hall is very welcoming and to the one way you have the living accommodation and the other the sleeping accommodation. The first thing you will notice is the beautiful Tosca stone archways leading down the hallway and into the sitting room.

Dining room with a window to the rear garden, exposed timber beams and barrelled ceilings, access to the kitchen and ceiling lighting. Tosca stone archway to the sitting room.

Sitting room with exposed timber beams, barrelled ceilings, picturesque window, hot and cold air conditioning unit, double opening patio doors leading to the conservatory, wood burner inset into a fireplace with a wooden mantle over and log store to the side.

Kitchen with a range of base and wall units, fitted fridge freezer, hob with extractor over, dishwasher, window, sink with drainer and inset spotlights over, doorway to the utility room which is an extension of the kitchen with a fitted oven, microwave, window, washing machine an additional fridge freezer and extra cupboards.

Inner hallway with access to:

Bedroom 1 is a very generous size main bedroom with fitted bedroom furniture, ceiling lighting and fan, hot and cold air conditioning unit, window and an ensuite.

Ensuite with a walk-in shower, W.C, bidet, vanity unit, 2 windows and lighting.

Bedroom 2 a double bedroom with a window, hot and cold air conditioning unit, ceiling lighting and a window.

Bedroom 3 another double bedroom with built in wardrobes, lighting and a window.

Family bathroom with a full-length bath, vanity unit, W.C, bidet, window and lighting.

Conservatory is a lovely sitting and relaxing area overlooking the garden. With opening glazed doors and access to the garden.

Garden is private and enclosed, perfect for dogs and children. An outside shower is ideal for sunbathing and cooling down in the summer. A Dining area with a BBQ, sunbathing lawn areas and awnings for those who prefer to sit and enjoy the warmth but not the direct sun.

Car port providing shade for your vehicle.

Communal swimming pool is the most beautiful on La Sella and it has cascading pools too, never over crowded and a good size main pool for those who like swimming.

This villa is ready to move in to. Furniture included (personal items not included)

Built in 1996. IBI 340€ per year. Basura 135€ per year and communal fees 524€ twice a year.

The beaches and Denia are a 10 minute drive away or as many of the local do they cycle down the country lanes into Denia for a coffee morning. La Sella has a Buddhist centre where you can do yoga and meditation. Tennis club is also in walking distance and you can enjoy padel here too with professional instructors.

If you like to peace of countryside yet want to be close to all the action then La Sella could be the place for you. Denia has a tram station to Benidorm and Alicante. A ferry over to the Balearic islands.

You can enjoy a romantic sunset cruise from Denia, snorkelling along Las Rotas nature reserve. Children blow up water park in the summer months or if you prefer the quieter beaches there is room for everyone.

Pedreguer town is a 2km walk from La Sella (up and over a mountain, so not for the unfit)

Jesus Pobre is a short distance down the country lanes and they have a Sunday morning artisan market.

Albaida gardens on La Sella usually host a summer festival with live music whilst you are seated under the orange groves. Very entertaining.

Pétanque courts near the local shop, this is proving very popular and is free.

Cycling routes are in abundance in the area for both road and mountain cycling.

Golf is a very popular sport along this coastline. La Sella Golf is the nearest course which is a 5-minute drive. Oliva Nova is another popular course along with Javea Golf. There are so many golf courses to choose from and everyone is different to which course they prefer.