



2874

Villa in Denia

370,000€

MODERN PENTHOUSE WITH PRIVATE ROOF TERRACE

4 BEDROOMS, 3 BATHROOMS

2KM TO BEACHES. WALKING DISTANCE TO CASTLE

CENTRALLY LOCATED TO SHOPS, BARS AND RESTAURANTS

BEAUTIFUL FEATURES

VERY DESIRED LOCATION. WALKING DISTANCE TO ALL AMENITIES

3 BEDROOMS INCLUDING THE ROOF TERRACE ROOM

SEPARATE SELF CONTAINED ACCOMMODATION

PLENTY OF ON STREET PARKING. 5 BEDROOMS. 2 BATHROOMS

2 BATHROOMS. 1 IS THE EN SUITE

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MONEY LAUNDERING REGULATIONS 2003

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 1991

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.

Overview This is a sizeable detached villa with a lot of potential. 3 good size bedrooms and 2 bathrooms on the main level, master with en suite, separate self-contained apartment for guests, large plot, central heating, air conditioning units. Ideal for a big family and also as an investment. In walking distance to shop and bars. Only a short drive to the main town of Denia. 3,5 km to MAGNIFICENT BEACHES.

The approach to the property is via a gated driveway with space for parking if needed. Canopied porch with lighting, the main door opens in to a reception hall. Lounge/Diner An archway leads on to the spacious lounge dining room. This is a very light and characterful lounge dining room with barrelled ceiling and exposed beams, arched windows with magnificent views of the mountains and sea. Patio doors leading to the glazed in naya.

The lounge has a wood burner and a hot and cold air conditioning unit.

Kitchen fitted with a range of base and wall units, double sink with mixer tap over, oven, hob, extractor, window and breakfast bar.

The glazed in naya it's a sun trap ideal to use it during winter enjoying the lovely views. There is a door leading to the pool side.

The master bedroom has a dressing area at the entrance with built in wardrobe at both sides. This bedroom has an air conditioning unit, ceiling fan, window to the rear, radiator and patio doors to the pool side. En suite bathroom with his and her vanity unit with mirror over, w.c, heated towel rail and round bath and window.

Bedroom 2 is double with ceiling light and fan, built in wardrobes, radiator and arched window.

Bedroom 3 is an ample double with built in wardrobes and cupboards over, radiator, ceiling light and fan, arched window.

Family shower room with vanity unit, w.c, walk in shower and window.

Guest apartment. At the side of the property there is a staircase down to the self-contained apartment. Open plan lounge dining room with fireplace and air conditioning unit. This room has a door to a private terrace with space for table and chairs.

Double bedroom with radiator and window. Kitchen with some base and wall units, hob and sink. Shower room with w.c, wash basin and walk in shower.

Gymnasium: This room was done for the owners' wife who was a ballerina, it's ideal as a gymnasium, art studio or even as further accommodation. It has a window and door to a utility room.

Wine cellar: Sizeable room used as a wine cellar with space for several bottles. This room has a door to the rest of the under build used as storage.

Outside

Kidney shaped swimming pool and sunny terrace for sunbathing on the main level.

Low maintenance gardens with mature plants. The plot is 1600 sqm and has several terraces and seating areas surrounded by the gardens. Separate gated car port with space for 2 cars.