



H2S3049

Villa in Denia

280,000€

MODERN VILLA BUILT IN 2007

4 BEDROOMS, 2 BATHROOMS

QUIET RESIDENTIAL AREA ON THE OUTSKIRTS OF DENIA

IN WALKING DISTANCE TO AMENITIES

LIGHT AND AIRY ACCOMMODATION

MAIN ACCOMMODATION ON ONE LEVEL

DOUBLE GLAZING, SHUTTERS, MOSQUITO NETS

ELECTRIC HEATING INTEGRATED IN THE WALLS

SPACE FOR A POOL

PRETTY MOUNTAIN AND SEA VIEWS

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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.

Modern detached villa located in Denia. The property is situated on the outskirts of the town and only 15 minutes' walk to shops, bars and restaurants. 4 double bedrooms, 2 bathrooms. 800 sqm plot. Double garage with space for 3 cars. Space for a swimming pool. Double glazing, shutters, mosquito nets, electric heaters, pre installation for air conditioning. Very light and airy accommodation. Ideal property to live all year round. Pretty mountain and sea views.

The approach to the property is via an electric gate and driveway leading to the double garage. Side steps from the driveway leading to the main entrance.

The main door opens in to a reception hall with lighting, intercom and doorway to the lounge.

Open plan lounge dining room with wood burner, windows and sliding doors to the side terrace.

The lounge has double glazed windows and spotlights. The dining area has also spotlights and access to the kitchen.

Very good size kitchen fitted with base and wall units, electric hob, extractor, oven, double sink, dishwasher, fridge freezer, cupboards with a lot of useful space. The kitchen has ceiling lights, coving to ceiling and sliding doors to the side terrace.

Shower room with w.c, wash basin, walk in shower and window.

Bedroom 4 is double with built in wardrobes and double glazed window.

From the reception hall there is a staircase rising to 1st floor.

Bedroom 3 is double with window, built in wardrobes and patio doors to a balcony with pretty views of the castle and the coastline in the distance.

Bedroom 2 is also a very good size bedroom with built in wardrobes, window and sliding door to a sunny balcony with views of the Montgo Mountain and pretty views of the castle and the sea.

Family shower room with wash basin, w.c, bidet, walk in shower and window.

Bedroom 1 has a dressing area at the entrance. The room has a lot of light and great views through the windows and the balcony.

Outside

800 sqm plot. There is space for a pool subject to permission. Garden and double garage. The garage has plenty of space for storage too or even space for a work shop. More space for parking on the driveway.

This property is ideal for a family. Sunny position and lovely location in walking distance to the town centre of Denia. Pretty views of the Montgo Mountain and the Mediterranean Sea. Short drive to wonderful beaches. 1 hour to Valencia and Alicante airports.