



H2S3040

Villa in Denia

140,000€

ANNUAL COSTS. IBI 360€. BASURA 80€. COMMUNAL FEES 90€

FLAT PLOT. GATED ENTRANCES. PLENTY OF OUTDOOR SEATING/DINING

FITTED KITCHEN. OVEN, HOB, FRIDGE FREEZER

PERMANENT OR HOLIDAY HOME

CYCLE ROUTE TO DENIA. CLOSE TO OLIVA NOVA EQUESTRIAN CENTRE

BUILD 90m² PLOT 116m². OFF ROAD PARKING

LOUNGE WITH WOOD BURNER AND SPACIOUS OPEN TERRACE

SEPARATE APARTMENT FOR GUESTS (NEEDS KITCHEN & SHOWER ROOM)

WALKING DISTANCE TO BEACHES, BARS, RESTAURANTS

CLOSE TO OLIVA NOVA GOLF & LA SELLA GOLF COURSES

A modern semi-detached villa with 2 double bedrooms, family shower room and separate guest apartment own entrance. Lovely gardens, spacious terrace with views over the countryside, luminous lounge kitchen and breakfast room. Double glazing, wood burning stove and within walking distance to bars, restaurants and the STUNNING BEACHES.

The approach to the villa is either to the front or the rear. The rear of the property has parking for several vehicles, open views to the communal land owned by the residents, pedestrian gate leading to the enclosed gardens.

The front of the property has another pedestrian access and a separate entrance to the apartment.

The gardens are all enclosed and are on a level plot wrapping around from the front to the rear of the villa. Plenty of seating, dining and entertaining space, an outside shower which is very useful if you have come off the beach covered in sand, a barbeque area with an outdoor kitchenette area.

Utility room is a general store room with space and plumbing for washing machine, the hot water cylinder, bicycles, shelving and anything else you may wish to store locked away.

There are a few steps leading to the canopied porch, which has light and shelter.

The living room is open plan with a very spacious lounge with a wood burning stove inset into a feature fireplace and surround, lighting, stairs to the first floor, sliding patio doors leading to the terrace with views over the communal grounds.

Terrace off the lounge is a beautiful relaxing and entertaining terrace, with views to the rear, not overlooked, with plenty of seating and dining space.

Kitchen breakfast area with a range of base and wall units, windows to the front and the side elevation, fitted oven, 5 ring gas hob, extractor, fridge freezer, lighting and a breakfast area.

1st floor landing with light and doors off to the two double bedrooms and family shower room.

Bedroom 1 is a good size double bedroom with sliding patio doors to a pretty balcony, built in wardrobe with double sliding doors and lighting.

Bedroom 2 is another double bedroom with a window to the rear, built in double wardrobes with sliding doors and lighting.

Family shower room with a modern fitted suite, a double walk in shower cubicle, WC, window and a vanity unit with sink, mirror over, lighting and cupboards and drawers beneath.

Separate guest apartment. This room currently is the owners' hobby room, with 3 windows, 2 to the side and 1 to the front, the owner has removed the shower room and kitchenette to make way for his hobbies and interests. However, the plumbing is still in place for the kitchenette and shower room.

Information about the local area.

The villa is situated within walking distance to the stunning sandy beaches. It is a residential area with many people living there all year round. With local bars, restaurants, supermarkets, chemists, doctors, dentists, bakers and much more open all year.

Local bars and restaurants are in good supply, one of which is on my top ten list of favourites, Ilfratelli's where they serve a menu del dia of 5 courses for 10-15 euros depending on which day of the week it is. Traditional Spanish food and for those who like pizza this is a must.

Chiringuito de Pepe is the nearest bar and restaurant where lots of locals go for a beer or coffee.

The beaches are all blue flag and in total there is around 14 kilometres, this particular section is never over crowded very clean beach with crystal clear waters. Various water activities are available on this stretch, snorkelling, diving, wind surfing, kite surfing, fishing is very popular with some of the locals, they catch and eat fresh fish most days.

Restaurant BB's is in El Verger just a few kilometers away where you can watch them cook the chicken on the spit roasts, this is another of my favourite restaurants, always fresh simple food cooked well.

Then there are the sections of just sunbathing, plenty of them if you want to just rest and relax then this is a great place to do so.

The local area is flat and very popular with cyclists, the ride to Denia has a cycle lane and makes it perfect and safe for families.

There is also a bus route to Denia so if you do not wish to drive then the transport links are well connected.

Golf Course. Oliva Nova is the closest course just 6km away. Oliva Nova Golf Course has 9 or 18 holes and you can choose which you wish to play, designed by world famous Spanish golfer Seve Ballesteros. The course is next to the beach situated on a 5 star complex, there is a driving range, professional coaches for lessons for all abilities.

Equestrian Centre is just 3km away. Oliva Nova has the world's best riders will gather in the Equestrian Centre Oliva Nova. The MET 2014 will count on the representation of riders from Germany, France, Spain, Great Britain, Italy, Japan, USA, Portugal, Russia, Turkey, Malaysia, Chile, South Africa and Switzerland, amongst others. All together about 350 male and female riders from 44 countries and five continents as well as a total of more than 2,000 horses from the world's best stables will participate in an intense schedule of international competitions in Show Jumping and Young Horses.

#### Local Towns

Oliva is 9km away by car with Friday morning markets, places of historical interests such as 1. San Roc Church is situated in a beautiful square with coffee shops and cafés. Inside the church if you are lucky enough to see is the most amazing décor with golden decoration and just oozing wealth and charm. Built in the 15th Century and was originally a mosque over the years it became a church and various alterations due to age and wear and tear.

2. Santa Maria La Major Church is situated at the lower part of the Old Town and is just as beautiful as San Roc again with plenty of wealth and character.

3. Historical tour along this tour are various things to see, there is the Old Priest house, kilns, turrets of the old Castle and at the top of the hill the Castle still stands which is a great place to go walking.

Denia is about a 15 minute drive. A very cosmopolitan town with a beautiful marina which has mooring for some of the most beautiful yachts and has the equipment to lift the larger yachts of 70ft which makes it a perfect place for the sea sportsman or woman. Around the marina is a variety of restaurants and most of them are open all year round. You can charter a yacht and book a fishing trip.

From the Port you can take a ferry to take you to Ibiza, Palma de Mallorca and Formentera which are just a few hours away. As a foot passenger, it is reasonably priced.

Denia is built around the historical castle which is one of the most visited tourist attractions of Denia. The castle was built in the 11th and 12th century offers a wonderful view around the sea, marina, port and up the coastline to Valencia. Within the castle you will find the Palau del Governador with its museum. Along with the other interesting museums in Denia, the Museo Etnologico will give you further details on the rich history and culture of Denia.

With the beautiful buildings with stunning architecture this makes Denia a pleasure to walk around.

El Verger is the closest town approximately 2km with all the major supermarkets, DIY shops, bodegas, furniture shops and much more.

You will be spoilt for choice on where you wish to go, so much to do and see something for everyone. A great Villa in a great location.