



H2S3055

Villa in Oliva

250,000€

4 DOUBLE BEDROOMS. 2 BATHROOMS. 2 RECEPTION ROOMS

GOOD SIZE KITCHEN AND OUTDOOR SUMMER KITCHEN

DOUBLE GLAZING. FLY SCREENS. SECURITY SHUTTERS

ALARM. SATELLITE FOR UK TV.

FLAT PLOT DESIRABLE LOCATION

PRIVATE SWIMMING POOL. LOW MAINTENANCE GARDENS

GOOD SIZE FAMILY HOUSE OR PERFECT FOR RETIREMENT

MAINS WATER. ELECTRICITY. COUNTRY PROPERTY

IBI 140€ PER ANNUM. BASURA 60€ PER ANNUM

VERY LOW COST HOUSE TO RUN

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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.

Detached villa, close to Oliva Nova Golf and Equestrian centre. Walking distance to the beaches of Deveses and Santa Ana, Denia. With 4 double bedrooms, master with en suite, family bathroom, kitchen breakfast room, outdoor summer kitchen, private swimming pool, flat plot, covered parking and gated and fenced plot. Double glazing, fly screens, wood burner, pellet burner, alarm system satellite for UK TV. Excellent cycling area as the beach has a cycle route to Denia. Plenty to do all year. Nearest town is El Verger near Denia.

The approach to the property is via a vehicular gate and a double car port.

The garden is on a flat plot and perfect for full time living or a family holiday home. Plenty of seating and entertaining areas, an outdoor summer kitchen with a good size BBQ, work surface and sink. An awning for shade as this is a very sunny position for all year sunshine.

The main door leads into the dining room with barrelled ceilings, 4 sets of double opening patio doors, wall lights, wood burner and an arch to the living room.

Living room with patio doors leading to the garden, vaulted barrelled ceilings, air conditioning unit, wall lights, pellet burner, doors off to bedrooms 2 & 3 and an inner hallway.

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

Bedroom 3 is double with built in triple wardrobes, window, air conditioning unit and lighting.

Inner hallway with doors off to bedroom 1 & 4, arch to kitchen and useful store room.

Bedroom 4 is a small double with built in double wardrobe, window and lighting.

Bedroom 1 is a king-size bedroom with a range of built in wardrobes, air conditioning unit, lighting and an en suite shower room.

En suite shower room with a walk-in shower cubicle, WC, bidet, vanity with cupboards beneath and mirror over, window and lighting.

Family bathroom with a full-length bath and shower over, WC, vanity unit with cupboard and drawers beneath, window and lighting.

Kitchen with a good range of base and wall units, sink, space and plumbing for washing machine and dishwasher, shelving, windows to the poolside and a door to the poolside and a door to the summer kitchen.

Poolside has a great BBQ area, workshop and pump room.

The current owner is downsizing and has lived here for around 10 years, the house was built approximately 20 years ago and has been kept up to date with all maintenance jobs. Double glazing, fly screens, security shutters, alarm, modern kitchen and all DIY has been kept.

Some things to do in the immediate location, horse riding, golf, karting, water sports, snorkelling, wind surfing, kite surfing or just relaxing. Restaurants Ilfratelli on the coast road, Restaurant BB in El verger and there are a couple of tapas restaurants within walking distance or a short cycle ride away.