



H2S3123

Villa in Denia

399,000€

SUPERB DETACHED VILLA

3 BEDROOMS, 3 BATHROOMS

MASTER WITH EN SUITE

SEPARATE ACCOMMODATION FOR GUESTS

12 X 5 SWIMMING POOL

MODERN KITCHEN

LAWNED GARDENS. FRUIT TREES

SEVERAL TERRACES

CENTRAL HEATING. AIR CON UNITS

5 MINUTES TO MAGNIFICENT BEACHES AND AMENITIES

Hello2Spain.com

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.

Gorgeous detached villa on a flat plot. 5 minutes' drive to stunning beaches. 3 bedrooms, 3 bathrooms. Separate guest accommodation. Private 12 x 5 swimming pool, mature gardens with fruit trees. Gated driveway, covered parking and garage. Central heating and air conditioning units. Modern kitchen breakfast room. Ideal for permanent living. Quiet residential area only a short drive from Denia town centre. Viewings highly recommended.

The approach to the property is via an electric gate with vehicular access through a private driveway. There is covered parking for several cars and a garage with utility area.

The main entrance is via a glazed in naya overlooking the pool and a large terrace ideal for entertaining.

The main door opens into the spacious lounge with a feature fireplace with inset wood burner, windows to the front and side elevations, air conditioning unit and spiral staircase to the mezzanine floor used as a library/office.

The lounge is light and has high ceiling with beautiful exposed beams and wall lights.

The dining room has both wall and ceiling light, window and door to the kitchen.

Modern kitchen breakfast room with a range of base and wall units, fitted oven and microwave, electric hob and extractor, sink with mixer tap over, windows and door to the garden.

Master bedroom with ensuite. This room is very light and spacious, it has window, radiator, built in wardrobes with cupboards over and air conditioning unit.

The ensuite bathroom has a vanity unit with mirror over, w.c, full bath with shower over and window.

Bedroom 2 is a good size double with air conditioning unit, built in wardrobes with cupboards over, radiator, window and wall lights.

Family shower room with vanity unit with mirror over and cupboard beneath, w.c and walk in shower with window.

Outside

There is a separate guest suite next to the pool.

This room has built in wardrobes, air conditioning unit windows and seating area ideal for family and friends.

Shower room with wash basin, w.c, walk in shower, window and doors to the guest bedroom and also to the garden.

Large swimming pool with Roman steps. The pool is 12 x 5 m.

Gardens.

This property has magnificent lawned gardens with a variety of pretty plants and trees. There is also a little orange grove with approximately 12 orange trees and more fruit trees such as pear, grapefruit, etc.

The property has central heating, mains electric and water. It's in perfect conditions ready to move in to it. Ideal location only 5 minutes away from all kind of amenities and superb beaches. Ideal as a permanent home or as an investment. Viewings are highly recommended.