



H2S3057

Villa in La Sella Golf Resort

185,000€

IMMACULATE 2 BEDROOMS. 2 SHOWER ROOMS

COMMUNAL POOL. PRIVATE GARDENS AND PARKING

OPEN PLAN LOUNGE DINING ROOM. KITCHEN SEPARATE UTILITY ROOM

MASSIVE STORE ROOM ON THE ROOF TERRACE WITH LIGHTING

10 MINUTES TO DENIA AND BEACHES. 1 HOUR ALICANTE AND VALENCIA AIRPORTS

GOLF COURSE, MOUNTAIN AND A GLIMPSE OF SEA VIEWS

DOUBLE GLAZING. AIR CONDITIONING. SECURITY GRILLS

FLAT PLOT AND SUN ALL YEAR

PLENTY OF OUTSIDE ENTERTAINING SPACE

ANNUAL CHARGES IBI: 290€. BASURA 88€. COMMUNAL CHARGES: 688€ HALF YEARLY

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.

Exclusive to Hello2Spain this villa is situated on La Sella Golf Resort. Built in 2002 with two double bedrooms, 2 shower rooms, open plan lounge dining room, kitchen, utility room, private gardens, roof terrace with a very spacious store room. Glimpse sea views and beautiful mountain views. The current owners have owned this property from new in 2002, it has been a very well cared for and loved holiday home for them. The communal fees are 1376€ per year which includes the maintenance for the swimming pool, private gardens managed, building insurance, 24-hour security, rubbish collection and a few other items.

The approach to the villa is via a private driveway, pathway leading to the front door and lawn gardens around the villa.

Canopied porch with lighting and door leading to the reception hall.

Reception hall with lighting and leading into the dining area.

Dining area with sliding patio doors leading to a private terrace with lovely views over the garden and the national park and mountain.

Lounge area with open working fireplace, two windows to the side elevation, kitchen breakfast bar, lighting and air conditioning unit.

Kitchen with a good range of base and wall units, double sink with mixer tap over, window overlooking the garden, fitted oven, hob and extractor, lighting and door to utility room.

Utility room with a door leading to the outside, pace and plumbing for washing machine, hot water cylinder and lighting.

Bedroom 1 with a window to the side elevation, lighting, fitted double wardrobe with cupboards over and an en-suite.

En-suite shower room with a walk in jacuzzi spa power shower, wash basin with wall mirror over, WC, frosted glazed window to the side and lighting.

Bedroom 2 is another good size double bedroom with double opening patio doors leading to the garden, built in double wardrobe with cupboards over and lighting.

Family/guest shower room with a walk in double shower cubicle, WC, wash basin with wall mirror over, frosted window and lighting.

Gardens are very well maintained within the communal fees, lawn all around the villa with plenty of outside entertaining areas, a range of shrubs and hedging.

Roof terrace is spacious with plenty of space for seating and sunbathing. A very spacious store room with good height for standing, plenty of storage. Views over the golf course, sea views and mountain views.

Communal pool has a child's section and an adults section, it never gets crowded as there are many pools over the urbanisation

La Sella Urbanisation is not just for people who play golf, the urbanisation is always very well maintained. There is a local tennis club, horse riding stables, bar, restaurant, chemist and internet shop.

From this villa, there are various other restaurants accessible, Jesus Pobre is just a few kilometres towards Javea and La Xara is the other way. The Marriot hotel is located near the entrance of the golf course which has a spa, Thai restaurant and various other facilities.