



H2S3063

Villa in Denia

350,000€

DETACHED VILLA ON THE EDGE OF TOWN

4 BEDROOMS, 2 BATHROOMS

2 SEPARATE ACCOMMODATIONS

IDEAL FOR RENTALS

PRIVATE SWIMMING POOL

FLAT PLOT. GARDEN AND TERRACES

BBQ AREA AND ENTERTAINING AREA

DOUBLE GLAZED WINDOWS AND SHUTTERS

GARAGE AND GATED DRIVEWAY

NEAR AMENITIES AND STUNNING BEACH

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.

Detached villa located in a prestigious area in Denia, in walking distance to shops and restaurants. Close to the marina and the port. The property has two separate accommodations. 2 bedrooms, 1 bathroom, kitchen and open plan lounge dining room in each level. 800 sqm plot with garden, gated driveway, private pool, bbq area and garage. The property is in walking distance to shops, restaurants and bars. Calm residential area.

The approach to the property is via a gated driveway with space for parking for several cars and garage for one.

Ground floor. Front naya with space for seating and entertaining. The main door opens in to an open plan lounge dining room.

The lounge has an open fireplace, ceiling light and double glazed windows overlooking the garden.

The kitchen has a range of base and wall units, double sink, gas hob, oven, dishwasher, window and breakfast bar.

Bedroom 1 is double and has ceiling lights, double built in wardrobe with cupboard over and double glazed window.

Bedroom 2 is a twin bedroom also with a double built in wardrobe and window.

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

1st floor.

The access to the 1st floor is from the drive way, there is a staircase to the sun terrace and naya.

The main door opens in to the open plan lounge dining room with wall lights, open fireplace and windows overlooking the garden.

Archway leading to the kitchen. The kitchen has doble sink, base and wall units, gas hob, oven, dishwasher and window.

Bedroom 3 is double with wall lights, built in wardrobe and window.

Bedroom 4 is also a double with built in wardrobe and window.

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

Outside.

Flat plot of 800 sqm. Lawned garden with few trees. The plot is completely fenced.

Private swimming pool with Roman steps.

Bbq area and covered terrace ideal for summer parties.

Garage with space for a car.

Overview. This property would be ideal as an investment. It gets a very good rental income due to the flexibility of the 2 separate accommodations. Fantastic location in town, close to the marina and promenade, you can walk to the beach and to town. Restaurants, shops and bars are nearby.