



H2S3082

Villa in Oliva

299,950€

4 BEDROOMS. 3 BATHROOM DETACHED VILLA. SEPARATE GUEST APARTMENT

ANNUAL CHARGES 500€ IBI. 100€ BASURA/RUBBISH

LARGE OVAL POOL AND ENTERTAINING POOLSIDE AREA

NUMEROUS OTHER PATIOS AND TERRACES FOR ENTERTAINING

CARPORT. LARGE WORKSHOP AND PLENTY OF OFF ROAD PARKING

COUNTRY, MOUNTAIN AND SEA VIEWS

VILLAGE SETTING CLOSE TO NATURAL SPRING AND RESTAURANTS

CLOSE TO OLIVA NOVA GOLF AND EQUESTRIAN CENTRE

10 MINUTE DRIVE TO BLUE FLAG BEACHES AND MAIN TOWN OF OLIVA

EASY ACCESS TO ALICANTE AND VALENCIA AIRPORTS

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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.

This 4-double bedroom detached villa has 2 separate accommodations. The main accommodation is all on one level comprising 3 bedrooms and access directly out to the poolside. On the lower floor is a 1-bedroom self-contained apartment with 1 double bedroom. This villa has been lived in by the current owners for over 10 years. They have kept it beautiful as a family home and not just a holiday home.

The approach to the villa has vehicular gates leading to the driveway and a pedestrian gate. The front of the villa has plenty of off road parking and a driveway leading to the car port. Plenty of outside lighting, an array of shrub and tree borders. All enclosed which is great for dog owners.

The main entrance to the property has a canopied porch with plenty of space for seating and dining. Awning, outside lighting and a door to the reception hall.

Reception hall spacious with a window overlooking the poolside, lighting and doors off to the kitchen and lounge.

Kitchen with an extensive range of base and wall units, fitted oven, hob and extractor, sink with mixer tap over, window overlooking gardens, space for upright fridge freezer, inset spotlighting, ceiling fan and built in dishwasher. Very spacious useable kitchen.

Lounge with a large window, wall lighting, wood burning stove, ceiling fan, air conditioning unit, barrelled ceilings, exposed timber beams and light this is a very spacious sitting room and would seat comfortably a very large family. Double opening doors off to dining room and arch leading to the bedrooms.

Dining room is a spacious light and bright glazed room, with a door leading out, sea views, views over the orange groves and to the mountains, exposed timber beams, ceiling lights and fan, plenty of space for seating and dining. A lovely room for entertaining and relaxing.

Bedroom 1 with built in triple wardrobes with cupboards over, ceiling light and fan, window and en suite.

En suite shower room with a double shower with sliding doors, wash basin, bidet, W.C, obscure glazed window tilt and opening.

Bedroom 2 is a spacious double bedroom with built in wardrobes and cupboards over, ceiling light and fan and a window.

Bedroom 3 is another double bedroom with built in double wardrobes with cupboards over, ceiling light and fan, window and door to private balcony.

Family bathroom with a full length bath with shower over, W.C, vanity unit with cupboards beneath and cabinet with mirror over, obscure glazed tilt and opening window and ceiling light.

The separate apartment downstairs with private entrance and private spacious terrace

Main lounge dining room is a spacious room with windows, ceiling lights, wall lights, door to kitchen and door to the car port.

Kitchen with a range of base and wall units, single sink and drainer, window and door to the terrace.

Bedroom 4 is a very generous size bedroom could even be a family room with a range of built in wardrobes, ceiling spotlights and window.

Bathroom is one of the larger bathrooms I have seen here in Spain, this has a full-length bath with shower and screen over, W.C, bidet, wash basin and obscure glazed window.

Gardens are mature and there is plenty of seating, dining, relaxing, sunbathing and shady areas. Outdoor kitchen with lots of work surface, covered roof, and paella cooking space, pergola with shaded seating and dining, poolside has space for relaxing, entertaining and generally an excellent space for a villa to have. One of the main benefits is that the villa is accessed from the parking and the main accommodation is on one level. Ideal for people who may be getting older or are in need of one level living.

The local area is one of outstanding beauty with a natural spring lake which is renowned for its minerals with a lakeside restaurant

and bar.

Local golf course is Oliva Nova where they have a driving range, golf lessons and an 18 hole course.

Oliva Nova equestrian centre is a very popular competition arena and people bring their horses from all over the world to compete.

Local beaches are approximately 5-10 minute drive away, in fact they are all blue flag beaches, with pop up bars in the summer months. Shallow waters which makes it pleasant to swim in, play with young children, water sports, scuba diving and of course plenty of fishermen and women.

Oliva town is around 8km drive and Denia is around 14km. Excellent location close to everything but not in the maddening crowds.