



H2S3090

Villa in Alcalali

119,600€

3 Double Bedrooms (1 en-suite)

Parking (4 Cars)

2 Bathrooms

162M² BUILD, A GOOD SIZE FAMILY HOME

Terrace with BBQ area

Mountain & Sea Views

Garage / Additional Living Space

450€ ANNUAL COUNCIL TAX/ IBI

Outdoor Kitchen

Close to Orba, Ondara & Beaches

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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 MISEDDESCRIPTIONS 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.

3 Bedroom (1 en-suite) 2 bathrooms, hill top villa requiring updating. Parking for 4 cars, spectacular mountain views, gardens, terraces & close to the pretty village of Benidoleig and walking distance to the Poolside Restaurant & Bar.

Secluded hill top villa situated on a lane surrounded by un-obtrusive neighbours.

DRIVEWAY

Gentle sloping driveway to side of property with parking for 4 cars. The entrance door is accessed from the drive by terracotta & decorative tiled steps leading to the rear of the villa and is surrounded by gardens largely laid to gravel with several raised beds housing a mixture of mature shrubs & trees.

Property could benefit from updating, modernisation & decoration.

KITCHEN Part glazed entrance door into kitchen area that has a variety of storage cupboards & a polished marble work surface, oven space with 4 burner gas hop above and stainless steel sink with mixer tap. Window to side upper terrace & a polished granite floor.

OPEN PLAN DINING AREA An archway opens to the dining area that has a barrelled & wooden beam ceiling with 'French style' doors to the front outdoor kitchen area & balcony. Two wall light fixtures & a polished granite floor.

LOUNGE AREA Off the dining area with three arched clear glazed windows to side. Feature stone chimney with wood burner & two stone / wood benches, one either side of the chimney. Three wall light fixing points, a polished granite floor, barrelled & wood beamed ceiling plus two part opaque glazed doors leading to rear upper terrace.

BEDROOM 1 (EN-SUITE) A sliding wooden door from the dining area opens to the corridor and the first bedroom – a double room with two fitted wardrobes with cupboard space above and a built in 'dresser style' table with marble top. Four wall light fixtures and two clear glazed 'French style' doors leading to the front balcony.

EN-SUITE: Mosaic style tiled flooring with tiled walls. There is a corner shower cubicle with shower attachment plus a large wall mounted heated towel rail. Low level WC, sink with mixer tap & storage cupboards below. Central ceiling light & clear glazed window to the side.

BEDROOM 2 Double bedroom with polished granite floor. Window to the rear & built in wardrobe with cupboard space above. Wall mounted electric heater & two wall mounted light fixtures.

FAMILY BATHROOM A built in shower cubicle with shower attachment and concertinaing doors. White WC & matching pedestal basin. The room is tiled floor to ceiling & there is a window to the front of the property.

BEDROOM 3 A double room with a clear glazed window to the side. Polished granite floor plus built in wardrobe with cupboard space above. Two wall mounted light fixtures.

OUTSIDE Doors from the dining area open to the outdoor kitchen. A selection of storage cupboards plus combination of tiled floor & work surface areas. Space for washing machine & fridge plus stainless steel sink & mixer tap. Mounted surround with three 'strip light' effects, there are also two external light fittings. Steps down from the kitchen lead to a large patio area & up to a smaller rear terrace with mature grape vine. Gardens surround the property.

GARAGE/STORE/POSSIBLE ADDITIONAL LIVING SPACE A clear glazed door with glazed side panels reveal an up-and-over garage door. A large tiled garage area with store room to side. Selection of storage shelves. Further external light fittings.

A local Poolside Bar with restaurant, tennis court, billiards & table tennis is easily walkable. There are several terraces on which to eat – some with panoramic sea views.