

5 BEDROOMS (2 EN-SUITE)

LESS THAN 2KM TO BEACHES

POOL WITH OUTDOOR KITCHEN AREA

227sq. M - QUIET LOCATION

NEXT TO CLUB ILFACH GOLF

4 BATHROOMS

GYM / WORKSHOP / WINE CELLAR

GARDEN WATERFALL FEATURE

SEVERAL TERRACES \& BBQ AREA

CLOSER TO MORAIRA THAN BENISSA TOWN

## Hello Spain

5 Bedroom (2 en-suite) 4 Bathroom imposing villa requires attention \& updating. This bank repossessed property offers much scope being ideal as a home with separate guest apartment or holiday let. Close to sea, beaches \& amenities. Next to the golf course and less than 2 km to the beaches. A sizable villa in a good location close to Benissa, the coast, beaches, restaurants, bars \& cafes. Clearly requiring attention but offers scope as a family home or for holiday letting purposes.

Steps from the lane lead up to this imposing villa with gardens containing several terraces and steps that require rediscovering from the undergrowth.

There is a parking bay for the property that would provide off road space for at least 3 cars.
Once through the garden gate there are steps to the ground floor level balcony:
KITCHEN Sliding clear glazed doors to an open plan kitchen dining \& lounge area that has a tiled floor. Several floor mounted storage cupboards with a stainless steel sink \& mixer tap and work surface surround. There are 4 electrical points for wall mounted lights.

SHOWER ROOM A short hallway also with tiled flooring leads to a shower room with shower cubicle and wall attachment, WC and hand basin with cupboards below. There is a window to the front of the property.

BEDROOM 1 Adjacent to the shower room is a double bedroom with window to the side and also a tiled floor.
BEDROOM 2 (EN-SUITE) A double bedroom with built in wardrobe \& 7 ceiling mounted down-spot lights. There is a window to the rear of the property and the room has a tiled floor.

EN-SUITE The en-suite to this rooms contains shower, WC and hand basin.
BEDROOM 3 (EN-SUITE) This is a tiled double room with a window to the side. The room has a cupboard space.
EN-SUITE The en-suite comprises of shower, WC and a hand basin with cupboard space below. There is a wall mounted mirror above with lighting attachments. 7 ceiling mounted down lights.

From the ground floor level balcony steps lead up the 1 st floor of the property with super pool and garden views - most of the property is enclosed by trees \& undergrowth.

SUN ROOM Clear glazed sliding door opens the sun room that is almost fully glazed on two sides. A tiled floor. Which leads through to;

LOUNGE High wooden beamed ceilings and a wood burner feature in this tiled floor room. There is a window to the side of the property \& an archways leads through to a hallway and;

KITCHEN A range of wall and floor mounted storage cupboards, a tiled floor, oven, hob \& white in laid sink. Adjacent to the kitchen to the right is;

BEDROOM 4 A double room with window to the side \& a tiled floor \& ceiling fan.
Short hallway with decorative 'stain glass effect' internal window to;
FAMILY BATHROOM This room contains a shower cubicle, WC, bidet, hand basin \& cupboard space below. There is a wall mounted mirror with light attachments and an opaque glazed window to the rear. The floor \& walls are part tiled.

BEDROOM 5 A tiled floor to this double bedroom with built-in wardrobe and a window to the front of the property.
BASEMENT AREA This area has seen various uses - at present it is visible to see that it has been divided into 3 areas; small home gym, wine cellar \& storage and workshop area. OUTSIDE GARDENS / POOL / BBQ There are numerous steps and terraces to reveal from the undergrowth including a garden waterfall feature and outdoor kitchen area and pool that requires attention.

