



H2S3105

Villa in La Xara

375,000€

DETACHED VILLA ON A FLAT 6000 SQM PLOT

4 BEDROOMS, 2 BATHROOMS

PRIVATE POOL

EXTENSIVE GARDENS

GATED DRIVEWAYS. GARAGE

SECLUDED BUT NOT ISOLATED

BBQ AREA. OUTDOOR SHOWER AND W.C

SHORT DRIVE TO BARS, SHOPS AND RESTAURANTS

10 MINUTES' DRIVE TO STUNNING BEACHES

GOOD ACCESS TO N-332 AND AP-7. 1 HOUR TO 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.

A superb villa in a much sought after location with extensive grounds yet extremely private. Situated in La Xara, only 10 minutes away from the popular town of Denia, close to La Sella Golf Resort. 5 minutes' drive to shops, bars and restaurants. External decoration required – internally in very good order. Close to AP7 & N332 road links. 4 bedrooms, 2 bathrooms. 6000 sqm plot.

This smashing villa is situated within the much sought after country lanes that lay below the La Sella Golf Resort Urbanisation. The property lays a little back from the quiet leafy lane and can be entered by one of its two vehicular access gates to its own private grounds.

The main entrance gates open to an impressive tree lined driveway that leads to the property and its' substantial double garage with tiled floor. Two sets of up-and- over doors serve this large expanse. There is probably sufficient parking space for up to 5 cars. In addition to this there is still room for sufficient storage.

Adjacent to the garage door is a series of semi-circular tiled steps that lead up to a large terrace area and a large swimming pool that needs some maintenance.

Outside:

Also at this level is an outdoor kitchen / bbq area, an external shower with mosaic tile effect surround and an external WC & wash basin that has both a tiled floor and walls.

The area also contains an open naya – easily large enough to house a dining table for 8 people!

There is also access from this area via a side gate, which is part covered by a wooden pagoda to the side of the property, its gardens and a second part gravelled driveway that is accessed from the lane by a second set of iron vehicular gates. There is a stone path that enables a walk round the property in its entirety. There are various external free-standing lighting fixtures throughout the garden area.

Due to its really quite special location, the size of the land belonging to the property & the overall condition of the interior – this property is certainly worth a viewing, especially at this extremely reasonable price.

From the naya the main entrance to the property, a wooden door covered by a part glazed & pvc security door opens to:

## LOUNGE / DINING AREA

This extensive and tiled floor room features a semi-circle of windows with shutters to the front plus two further windows with shutters to the side and rear.

There is sufficient space for a dining table & chairs, sofas and additional chairs with further furniture.

Off the lounge/diner is the:

#### KITCHEN

A well-equipped kitchen with an extensive range of both floor & wall mounted storage cupboards. There is a fitted oven with 4 burner gas hob above and extractor over.

This room also has a tiled floor & ceiling light.

Also from the lounge/diner a door opens to the inner hall:

INNER HALL with a variety of doors leading off to rooms & a tiled staircase – being partly decoratively tiled with wooden banisters to the upper level.

There is a door which also provide additional access to the kitchen.

#### BATHROOM

The bathroom has both a tiled floor and walls from floor to ceiling. The room contains a full size bath, WC, bidet and pedestal washbasin. There is also a ceiling light and a window.

#### BEDROOM 1

A double room with a tiled floor & ceiling light. Also a built-in wooden wardrobe with cupboard storage space above.

#### BEDROOM 2 / LIBRARY / OFFICE

A double room with window with shutters to the side. A wooden built-in wardrobe and a tiled floor. The present owners use this room as a library and office.

From the inner hallway the staircase leads up to the 1st floor, at half way point there is a decorative glass block window to the rear. The upper landing is also tiled.

### BEDROOM 3

A large double room containing both a double and single bed. The room is tiled and has a window with shutters to the front. There is a built-in wardrobe with wooden doors with cupboard space above and the room has both a ceiling and a wall mounted light.

### BEDROOM 4

A further double room with a tiled floor. There is a double window with shutters to the rear and a built-in wardrobe with wooden doors & further cupboard storage space above.

### BATHROOM

Also at this level is the second bathroom with both a tiled floor and walls. The room contains a full size bath, WC, bidet & pedestal wash hand basin. There is an opaque slant window to the side and also a ceiling light.

From the upper landing a further door leads out to

### LARGE ROOF TERRACE

A large tiled area with superb views over the property's own pool and extensive gardens to the rear of the property. There are two external light fixtures, two satellite receiving dishes, a television aerial and weather cock.

The grounds and gardens to the property including its two vehicular access driveways are really quite substantial and a little overgrown at present, requiring some maintenance.

The grounds contain numerous species of trees & shrubs and it appears there is a selection of fruit trees indicating the presence of a small orange grove in need of resurrection.

Quite a special property in an almost hidden and secluded – yet not isolated – location with easy access to Denia, the shopping centre at Ondara, the local charming town of Pedreguer and is only a 10 minute drive to wonderful sandy beaches.