



H2S3117

Villa in Denia

275,000€

3 BEDROOMS, 3 BATHROOMS

SEPARATE GUEST SUITE

LOW MAINTENANCE. FLAT PLOT

GATED CAR PORT

DOUBLE GLAZING. OIL CENTRAL HEATING

PRIVATE 9 x 5 SWIMMING POOL. OUTDOOR SHOWER

IDEAL LOCATION IN TOWN. TRANQUIL RESIDENTIAL AREA

IN WALKING DISTANCE TO SHOP, BARS AND RESTAURANTS

SHORT DRIVE TO SUPERB BEACHES

GORGEOUS MONTGO MOUNTAIN VIEWS

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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.

Fantastic detached villa located in Denia. 3 double bedrooms. One of the bedrooms is a separate guest suite with separate entrance. Spacious lounge, separate kitchen and glazed in naya used as dining room. Flat plot. Private 9x5 swimming pool with Roman steps. Outdoor shower, bbq area and sunny terraces for entertaining and sunbathing. Gated car port. Oli central heating, double glazing and shutters.

The approach to the property is via a very quiet road giving access to the property, very quiet as it's a cul de sac.

Gated car port leading to the pool side and side steps to the main entrance to the villa.

The main entrance is from the glazed in naya currently used as a dining room. This room has ceiling light and exposed timber beams. Door leading to the lounge.

The lounge is a light and spacious room with a hot and cold air conditioning unit, window to the rear, ceiling fan, radiator and sliding doors to the kitchen.

Fitted kitchen with a range of base and wall units, electric hob, extractor, oven, sink, space and plumbing for a washing machine and a dishwasher.

Bedroom 1 is a good size double with built in wardrobes, coving to ceiling, ceiling fan, hot and cold air conditioning unit and doors to the pool side. This door have grills so it's secure and there is also shutters and mosquito nets.

En suite bathroom with both bath and separate shower, wash basin, w.c, radiator and window.

Bedroom 2 is double and it's currently used as an office. It has built in wardrobes, radiator, window and en suite toilet.

The en suite has w.c, wash basin, radiator and window.

At the side of the property is a spiral staircase leading to a terrace with spectacular views of the Montgo Mountain and door to the guest room.

The guest suite has a built in cupboard, radiator, ceiling fan and window to the side elevation. En suite shower room with wash basin with cupboard beneath, w.c, walk in shower cubicle and window.

Outside.

The property is on a flat plot. There are different seating areas including a fabulous terrace with bbq area ideal for entertaining. Private swimming pool with Roman steps. Outdoor shower and gated car port.

Overview.

This property is ideal as a permanent home and it would also make a very interesting investmet as a rental property. The location is ideal within 10 minutes' walk to shops, pharmacy, bars and restaurants. Short drive to superb beaches. Quiet and tranquil residential area.