









## H2S3119

## Town house in La Sella Golf Resort

# 165,000€

3 DOUBLE BEDROOMS. 2 BATHROOMS. 120m<sup>2</sup> BUILD.

ROOF TERRACE WITH STUNNING SEA, MOUNTAIN AND GOLF COURSE VIEWS

WOOD BURNER IN LOUNGE

### LOCAL BAR, RESTAURANTS, SHOPS, TENNIS CLUB, EQUESTRIAN CENTRE

IDEAL PERMANENT HOME OR HOLIDAY HOME

COMMUNAL SWIMMING POOLS. PRIVATE FRONT & REAR GARDEN

OPEN PLAN LOUNGE KITCHEN DINING ROOM

BUILT IN 2003 AND OWNED BY CURRENT OWNERS SINCE

AVAILABLITLITY TO BUY SHARES IN LA SELLA GOLF CLUB

ANNUAL IBI 215€. BASURA 88€. COMMUNAL CHARGES 690€ JAN & AUG

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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 guide only and approved details should be requested from the agents.



A modern townhouse with 3 double bedrooms, 2 bathrooms, off road parking and a very generous roof terrace with stunning sea, golf course and mountain views, communal pools, air conditioning and double glazing. Situated on the beautiful well-kept urbanisation of La Sella, Pedreguer near Denia.

The approach to the property is via a driveway with a front garden with a range of shrubs indigenous to the local area, a canopied porch with lighting and a door to the reception hall.

Reception hall with lighting, double built in deep cupboard and a door to the downstairs shower room.

Shower room with a walk-in shower cubicle, wash basin with wall mirror and lighting over, w.c, obscured glazed window to the front elevation and ceiling light.

Open plan lounge kitchen dining room.

Kitchen with a range of base and wall units, marble work surface, double sink with a mixer tap over, fitted oven, hob, extractor, ceiling lighting, space for fridge freezer, space and plumbing for dishwasher and a breakfast bar to the dining area and a door to the utility room.

Utility room with a scrub wash basin, space and plumbing for the washing machine, hot water cylinder, utility work surface and lighting.

Dining area with a hot and cold air conditioning unit, ceiling lighting, double opening sliding patio doors leading to the garden and terrace.

Lounge with a window to the rear, inset wood burning stove and ceiling lighting.

Rear garden with a spacious terrace for table and chairs, lawn, a pretty bougainvillea growing over the arched terrace and a climbing Jasmin.

1st floor landing with a useful lockable store cupboard, ceiling light and doors off to:

Bedroom 1 a lovely master bedroom with built in double wardrobe, hot and cold air conditioning, ceiling light and sliding patio doors leading to the private terrace.

Master bedroom terrace with lovely views of Montgo National park and mountain. Space for seating and dining and lighting.

Bedroom 2 currently used as a twin bedroom with built in wardrobes, ceiling light and sliding patio doors with a Juliette balcony.

Bedroom 3 currently set up with twin beds, built in double wardrobes, ceiling lighting and a window to the rear elevation.

Family Bathroom with a full length bath and shower over, w.c, vanity unit with wall mirror over, wall heater, obscure glazed window and lighting.

2nd floor landing with plenty of space for fridge, freezer, sun loungers, window, double opening doors leading to the roof terrace.

The roof terrace has very stunning views over the La Sella golf course, Montgo National park and Mountain, Mediterranean Sea, the communal swimming pool. The terrace is spacious enough to have either sun or shade at different times of the day, winter sun is a benefit of this house and is popular for other local residents as they know there is plenty of sun in the winter here.

The communal pools have adults and children's pools, they are never overcrowded as every complex of La Sella have their own pools. The communal & private gardens are always beautifully maintained and this is included in the price of the communal fees.

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