



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

AVAILABILITY TO BUY SHARES IN LA SELLA GOLF CLUB

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

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.