



H2S3128

Villa in Benidoleig

420,000€

4 BEDROOM & 3 BATHROOM

SECLUDED & PRIVATE LOCATION

POOL WITH TERRACE

WONDERFUL CHARACTERFUL FEATURES

PRETTY GARDENS WITH A WELL

FURTHER 3K. SQ.M. LAND WITH BUILDING POTENTIAL

SEVERAL FURTHER TERRACES

OUTDOOR KITCHEN & BBQ AREA

NESTLES IN ORANGE GROVES

CLOSE TO SHOPS & MAIN ROAD LINKS & BEACHES

Hello2Spain.com

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.

Charming & secluded detached 4 bedroom 3 bathroom villa with 3K SQ. M of land with building potential, pool, outdoor kitchen & well. Situated in the orange groves of Pamis, yet close to shops & main road links and to the coast.

A substantial and traditional style villa located in a private & secluded position within the orange groves of Pamis – a short distance from the shopping centre of Ondara, nearby villages with cafes & bars, & the coastline with glorious beaches plus the major road links of the N332 & AP7 toll road to Alicante & Valencia.

The property benefits from wonderful characterful features which offer a true 'taste of Spain' plus the land extends to over 3k Sq. M with further building potential if required.

From the lane this charming property is almost invisible and is accessed via gates which open to an extensive gravelled driveway. Near the gates is a gravelled parking area for several vehicles and the driveway follows down to the front of the villa and on to a substantial area of land with plenty of room for a donkey and a stable already built!

The main entrance to the property – which is served by a large tiled terrace for entertaining & includes your very own well opens to:

DINING ROOM A tiled reception room with large window with shutters & security grilles to the side with a view of the garden. Barrelled wooden beamed ceilings add great charm to this space that has 3 wall light fixtures. To the right is

KITCHEN Well equipped with a variety of floor & wall mounted storage cupboards. The room has a tiled floor plus a white sink with mixer tap, gas hop with extraction over, electric oven and washing machine. There is also a substantial 'walk-in' larder / storage cupboard, ceiling light and a window to the front with security grille.

A short walk through takes you to

LOUNGE An extremely cosy space with barrelled ceiling and wooden beams. The flooring is tiled and there is a wood burner with small windows with shutters either side that open to the side garden. There are also tiled steps up to the master bedroom.

BEDROOM 1 Leading from the lounge is a door that opens to a large double bedroom. The floor is tiled & there is a window with both shutters and security grilles to the garden at the side. The ceilings to the room are both high & wooden beamed. There is also an air conditioning unit.

EN-SUITE The en-suite to the room contains a shower, WC and bidet plus a pedestal hand wash basin. There is also a ceiling light and the floor is tiled.

Also from the Lounge area a door opens to

2ND INNER LOUNGE A characterful part glazed wooden door opens to a further area for entertainment which has tiled floors & a wood burning stove. The room has high ceilings and a tiled floor.

Off this area

STORAGE CUPBOARD

A useful space which also contains the water heater for the property.

SHOWER ROOM With tiled floors & tiled walls and high ceilings the room includes a shower, WC and hand wash basin with cupboard storage space below. There is also a wall mounted mirror above the basin with two lighting fixtures.

BEDROOM 2 A large double room with a tiled floor and a large window with shutters & security grilles to the front of the property. The room has high wooden beamed ceilings, an air conditioning unit and two wall light fixtures. Opposite this room is

BEDROOM 3 With a tiled floor and beamed ceilings this double sized bedroom also has a part glazed door that opens to the pool terrace at the side of the property. There is also air conditioning and 4 wall light fixtures.

From the Lounge tiled steps lead up to

MASTER BEDROOM (BEDROOM 4) At the top of the steps is an extensive tiled area with a high wooden beamed ceiling.

A walk through to a large double room with slanting wooden beamed ceilings and a tiled floor surface. There are windows to the side with shutters, 2 wall light fixtures and an air conditioning unit.

EN-SUITE The en-suite for the room has a tiled floor & tiled walls and contains a bath with shower attachment above. There is also a WC, bidet and pedestal wash hand basin. A window with shutters to the side and also a ceiling light.

OUTSIDE The property is located on a country lane, yet not isolated, as is surrounded by flourishing orange, lemon & lime groves.

Upon entering the gravelled driveway there are substantial gardens to the lane side of the property – there is also a large tiled terrace for entertaining. The gardens have become a little over-grown but it is easily clear to see that with a little attention what delightful gardens could be uncovered.

At the front of the property is further substantial tiled terrace providing more expansive space for entertainment and dining. This terrace also contains the charming characterful feature of a decorative and traditional style well. From the front terrace an iron gate opens to

SWIMMING POOL & OUTDOOR KITCHEN WITH BBQ

The pool is surrounded by both tiles and gravel with high hedges & shrubs to all sides making swimming extremely private.

There is also a large tiled terrace area that is covered by an open wooden beamed naya.

Contained within the naya is a variety of equipment for outside cooking and BBQ's.

A pool house contains the various items for pool maintenance.

The gravelled drive continues passed the main property to a large portion of land that contains the start of a building project. Perhaps suitable for stabling or to add to for further accommodation possibilities.

We understand that additional building permissions have been acquired – although it is recommended that these are legally verified.

An absolutely delightful, almost 'hidden' villa, and yet not isolated, containing much charm & character and offering a full 'flavour' of Spain & Spanish life.

Close to local villages with cafes, restaurants & bars and also to the shopping centre at Ondara plus is still only 10k from the sea port of Denia and other local beaches.

Very conveniently situated for the main road links of the AP7 & N332 – both providing easy access to the international airports at Alicante and Valencia both within 1hs drive!