









H2S3159 Villa in Benissa 549,000€

5 DOUBLE BEDROOMS, 4 BATHROOMS

PLENTY OF OUTDOOR ENTERTAINING/ PARTYING AREAS

SEA VIEWS FROM LOUNGE, KITCHEN, 4 BEDROOMS

PRIVATE POOL FOR SWIMMING AND SITTING IN DURING THE SUMMER MONTHS

OFF ROAD PARKING WITH ELECTRIC GATES

UNINTERRUPTED SEA VIEWS.

JACUZZI AND FURNITURE INCLUDED

RENTAL INCOME OF 2500€ PER WEEK IN THE SUMMER MONTHS

UNDER FLOOR HEATING, DOUBLE GLAZING, MOSQUITO BLINDS

ANNUAL IBI 1200€ & BASURA 150€. BUILD 280m². PLOT 800 m²

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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.



5-bedroom villa in Benissa Coastal all double bedrooms, STUNNING SEA VIEWS, underfloor heating, double glazing, mosquito blinds, 4 bedrooms with sea views, electric gated driveway, 4 bathrooms, roof terrace with BBQ and dining, 8 x 4 pool with in pool seating. 2km to Ilfach golf course and tennis club, 2km to beaches, walking distance of a couple of restaurants, 3km to Moraira marina, 1.5km to supermarkets. Fabulous location.

The approach has an electric vehicular gated driveway and parking for several vehicles, a pedestrian gate and steps to the villa. Parking area and steps leading to the poolside and an additional terrace.

Canopied porch with outside security lighting and door to reception hall.

Reception hall with door to guest cloakroom, open archway to lounge, door to bedroom 5.

L-Shaped Lounge dining room with 2 sets of double opening doors with the most amazing panoramic views of the Mediterranean Sea, Ilfach rock and opens out to the terrace. Open fireplace with a feature surround, ceiling lights, dining room with air conditioning unit, window overlooking the rear courtyard, wall lights and ceiling light. Stairs leading to the roof terrace and stair leading down to the bedrooms and poolside.

Terrace off the lounge has plenty of dining and relaxing space, the views are breath-taking from here and would make anyone say WOW. The terrace has lighting and pretty archways, half is undercover and half in the open, so you can benefit from either sun or shade.

Kitchen is modern in design with fitted oven, hob, extractor, 1 & ½ sink and drainer with a window over with the sea views. A range of base and wall units with work counter lighting, upright fridge freezer, ceiling spotlights and central ceiling point with spots lighting, door to the utility room.

Utility room with a sink, wall mounted boiler for the hot water, and an additional electric water heater, washing machine, dishwasher, lighting and a door to the rear courtyard.

Rear courtyard with table and chairs, lighting and gate to the side terrace with the hot tub. The hot tub is on this terrace which also has sea views.

Bedroom 5 is on the same level as the living accommodation, which would make a great bedroom for an elderly relative or someone who struggles with stairs. The bedroom has double opening doors to a balcony with space for chairs to enjoy the magnificent views of the coastline. Lighting, dressing area with triple built in wardrobes and an en suite.

En suite with a full-length bath with shower over, W.C, bidet, vanity unit with mirror over and lighting, central ceiling light and an obscured glazed window.

Roof terrace with a BBQ and entertaining area, your guests will be impressed with the sea views and the social space, the BBQ is brick built with a washing area alongside with hot and cold water. PANORAMIC VIEWS OF THE SEA, outside lighting, 2 store rooms, table chairs and sunloungers.

Lower floor inner hallway with doors leading out to the poolside summer room, doors to bedrooms 1,2,3,4 and office/games room and airing cupboard.

Bedroom 1 has double opening doors leading to a private terrace overlooking the poolside and sea views with space for table and chairs, lighting, 2 sets of double built in wardrobes with cupboards over and an en suite.

En suite has a full-length bath with shower over, W.C, double vanty unit with mirror and lighting over, obscure glazed window and a jack and jill door to the inner hallway for use of bedroom 3.

Bedroom 3 is a twin bedroom with window, lighting and 2 sets of double built in wardrobes with cupboards over.

Bedroom 2 is on the other side of the house with double opening doors leading to a private terrace, 2 sets of built in wardrobes with sliding doors, twin beds, lighting, private terrace spacious enough for table and chairs overlooking the poolside and sea views.

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Bedroom 4 is another twin bedroom with built in wardrobes and double opening doors leading to the summer room.

Bathroom with a corner bath, W.C, bidet, vanity unit with mirror over and lighting.

Summer room with sliding patio doors leading to the poolside, a lovely room to sit and watch the family or friends enjoying themselves in the pool.

Outside the poolside has masses of space for entertaining and partying, the pool has been designed for both swimming and sitting in to enjoy the hot summer months yet staying in the cools water which is circulated through a pretty waterfall. Plenty of outside lighting, outdoor shower cubicle, pergola, sun loungers, various terraces for seating in either the sun or the shade.

This property has been rented out for the summer months and generates an income of 2500€ per week.

Annual costs: IBI 1200€, Basura 150€

Build size 280m². Plot Size 800m²