



H2S3169

Villa in La Sella Golf Resort

599,000€

FABULOUS VIEWS OVER THE GOLF COURSE, SEA AND MOUNTAIN

3 BEDROOMS. 3 MODERN BATHROOMS

PRIVATE POOL WITH ROMAN STEPS

PRIVATE DRIVEWAY AND GARAGE

PLENTY OF USABLE OUTSIDE SEATING DINING AND ENTERTAINING AREAS

MASTER BEDROOM WITH PRIVATE BALCONY AND SEA VIEWS

OPEN PLAN LOUNGE KITCHEN DINING ROOM OVERLOOKING THE POOLSIDE

HOT AND COLD AIR CONDITIONING UNITS

PLOT SIZE 1500m². BUILD SIZE 170m²

ANNUAL IBI 688€. ANNUAL COMMUNAL CHARGES 391€. RUBBISH 88€

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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.

Situated on La Sella Golf Resort with fabulous sea, golf and mountain views this villa is in an elevated position with driveway, garage, 3 bedrooms, 3 bathrooms, open plan lounge dining room, utility room, modern kitchen, private pool with Roman steps, plenty of useable terraces for entertaining. Double glazing, hot and cold air conditioning units, window shutters, door grills, mains electricity and water.

The approach to the villa is via a private driveway with electric double opening gates, outside lighting, larger than average single garage with electric up and over door.

From the parking and garage there are a few steps leading to a beautiful Cathedral style porch with a feature window and lighting leading into the reception hall. Spacious with a cloaks cupboard & lighting.

Open plan lounge kitchen dining room with defined individual areas.

Lounge with inset wood burning stove, double glazed sliding patio doors leading to the poolside.

Dining are with lighting and double-glazed sliding doors leading to the poolside.

Kitchen with a range of base and wall units, sink and drainer, built in oven, hob, extractor and dishwasher, granite worksurface, window to the rear, American fridge freezer, sliding patio doors leading to the side barbeque terrace, lighting and a spacious breakfast bar with lighting over and seats around.

Family shower room with a walk-in shower cubicle, wash basin, W.C, window and lighting.

Utility room with a range of storage cupboards, sink with window to rear over, door to rear garden, lighting, space and plumbing for washing machine and space for dryer.

Master bedroom with double opening doors leading to a private balcony with breath-taking views to the sea, mountain and golf course, built in wardrobes with cupboards over, lighting, en suite shower and bathroom.

En suite with a full-length bath, separate shower cubicle, W.C, wash basin, window and lighting.

Bedroom 2 with double opening doors leading to the rear garden, built in triple wardrobes with cupboards over, lighting and en suite.

En suite with double vanity unit with wall mirror over, W.C, walk in shower cubicle, full length bath, window and lighting.

Bedroom 3 is a good size single bedroom with patio doors leading to a private balcony to the front, built in double wardrobes and lighting.

Outside to the rear of the gardens commands a sunny position even in the winter months, plenty of seating, dinning and entertaining areas, an easy to manage plot as the garden has spacious terraces with handmade pergolas, South African safari style canopy a pleasant seating and relaxing area.

To the side of the villa from the kitchen door is a great barbeque area with another handmade shaded dining area with a pullback roof and roller side awnings.

The poolside is accessed through sliding patio glazed doors, which was designed to keep the children secure and not have direct access to the pool. Outdoor shower cubicle with hot and cold-water part enclosed. A fabulous pool with Roman steps and flush level tiling with the surrounding sunbathing and entertaining Terrace.

La Sella Golf Resort is more than just a golfers delight, the urbanisation is very clean and well maintained, there is a local tennis club, equestrian centre, 5\* Marriott Hotel Spa and gymnasium, various restaurants including Thai, Spanish and Mediterranean cuisine. The local town of Denia is a 10 minute drive away and of the course the stunning blue flag beaches. Plenty of smaller villages with great restaurants, supermarkets, vets, doctors etc.

If you enjoy walking then there are many footpaths around the mountains, the routes are suitable for all abilities and if you are a keen

walking then Montgo National park and mountain have some more challenging routes.