









## H2S3170

## Villa in La Sella Golf Resort

## 197,000€

3 DOUBLE BEDROOMS. 1ST FLOOR WITH MASTER SUITE

VERY SPACIOUS LOUNGE DINING ROOM

MODERN DESIGN WITH SPANISH CHARACTER

FABULOUS CLEAN AND TIDY URBANISATION

DENIA BEACHES 10 MINUTE DRIVE

PRIVATE DRIVEWAY AND GARDENS

PRIVATE ROOF TERRACE OFF MASTER BEDROOM

LIGHT AND BRIGHT KITCHEN

LOCAL GOLF COURSE, TENNIS CLUB, EQUESTRIAN CENTRE

COMMUNAL CHARGES 750€ EVERY 6 MONTHS. BUILD 120m<sup>2</sup>. PLOT 400m<sup>2</sup>

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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 just 10 Minutes to Denia, this 3-double bedroom, 2-bathroom detached villa is modern with a private drive, gardens, open plan lounge dining room, spacious kitchen and a private terrace off the master bedroom. The communal pool is a stroll away from the villa

The approach to the villa is via a car parking area with a few steps leading to the canopied porch. The porch has lighting and door to the hallway.

Hallway with light and stairs to the first floor Master suite.

Open plan lounge dining room with open fireplace two windows off the lounge and sliding patio doors off the dining room to the terrace. Lighting arch to inner hallway and arch to the kitchen.

Kitchen is spacious with 2 windows with views to the Montgo national park and mountain, a range of base and wall units, singe sink and drainer, fitted oven, hob and extractor, space and plumbing for washing machine, dishwasher and space for upright fridge freezer.

Inner hallway with a cupboard housing the hot water cylinder and storage for vacuum.

Bedroom 2 is a double bedroom with built in wardrobes, window and lighting.

Bedroom 3 is double bedroom with built in wardrobes, window and lighting.

Family shower room with a walk-in shower, W.C, urinal, vanity unit, window and lighting.

1st floor is where the master bedroom is, this is a beautiful room with built in wardrobes, two windows with mountain views, double opening doors to the private roof terrace, lighting and en suite.

En Suite has a walk-in shower cubicle, W.C, vanity unit, 2 windows and lighting.

Gardens are low maintenance and the communal pool is a fabulous pool for sunbathing and swimming in.

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