



H2S3172

Town house in La Sella Golf Resort

130,000€

2 DOUBLE BEDROOMS. FAMILY BATHROOM AND GUEST CLOAKROOM

SITUATED ON A BEAUTIFUL AND CLEAN COMPLEX

PLENTY OF OUTSIDE ENTERTAINING SPACE. COMMUNAL POOL

EXCELLENT RENTAL POTENTIAL

CENTRAL HEATING, DOUBLE GLAZING, SHUTTERS

WALKING DISTANCE TO THE LOCAL SHOP, BAR AND RESTAURANT

SHORT DRIVE TO THE GOLF COURSE AND 5* HOTEL AND SPA

10 MINUTE-DRIVE TO DENIA AND BEACHES

80m² BUILD. FURNITURE INCLUDED

IBI 187€ ANNUALLY. BASURA 88€ ANNUALLY. COMMUNAL FEES 500€ EVERY 6 MONTHS.

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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 a beautiful golf resort with tennis club, mini market, bar, restaurants and stunning country walks. End terrace house with 2 double bedrooms, family bathroom, guest cloakroom, lounge dining room, kitchen and communal pool. Excellent location.

The approach to the property has parking for several vehicles, door leading to the entrance hall.

Entrance hall with light, door to cloakroom, door to kitchen and arch to lounge dining room.

Guest cloakroom with was basin and wall mounted mirror over, W.C, double glazed obscured window.

Lounge dining room with wall lights, ceiling light, window to the side, double opening patio doors leading to the private patio, exposed timber beams with barreled ceilings, open fireplace and radiators.

Patio to the rear overlooks the communal gardens, plenty of space for a table and chairs and a BBQ area.

Kitchen with a range of base and wall units, 2 windows to the front, single sink and drainer, utility cupboard with wall mounted valiant boiler, fitted oven, hob extractor, microwave, washing machine, fridge freezer and lighting.

1st floor landing with a useful lockable cupboard, other people use this for locking away laundry and towels when renting out the houses to holiday makers.

Bedroom 1 is a generous size double bedroom with sliding patio door leading to a private balcony, built in double wardrobes with cupboards over, lighting.

Patio with lovely views over the rear gardens and a glimpse of the sea in the distance.

Bedroom 2 is another generous size double/twin bedroom with a window to the front, lighting and built in double wardrobes with cupboards over.

Family bathroom with a full-length bath and shower over, vanity unit with wall mounted cabinet and lighting over, W.C and a window.

Communal gardens are beautifully maintained with a communal pool for just this area of the urbanization so it never gets overcrowded, plenty of sunbathing and seating areas to enjoy the sun or the shade.

The house is in walking distance of the tennis club, shop, two restaurants and bars, boule and there are also plenty of walks around the mountainside and country lanes. Ideal for a small family or couples.

The golf course is just a few minutes' drive away next to the 5* Marriott Hotel and spa.

Beaches and Denia are both a 10-minute drive away.