



H2S3173

Villa in La Sella Golf Resort

690,000€

**MODERN 4 BEDROOM. 4 BATHROOM VILLA.
SEA VIEWS FROM MOST WINDOWS**

**ELECTRIC SHUTTERS. AIR CONDITIONING.
CENTRAL HEATING**

**PRIVATE POOL WITH MASSIVE ENTERTAINING
TERRACES**

OPEN PLAN LOUNGE KITCHEN DINING ROOM

MODERN KITCHEN WITH FITTED APPLIANCES

**1 SEPARATE BEDROOM IDEAL FOR OFFICE OR
OLDER CHILDREN**

**OFF ROAD PARKING FOR SEVERAL VEHICLES.
215m² BUILD. 1000m² PLOT**

**EXCELLENT MOTORWAY CONNECTIONS TO
ALICANTE AND VALENCIA**

10 MINUTES TO BEACHES AND DENIA

**ANNUAL IBI 650€, RUBBISH 88€, COMMUNAL
FEES 1300€**

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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.

A fabulous detached 4-bedroom, 4-bathroom modern villa. Situated on La Sella Golf Resort with private swimming pool, electric shutters, open plan lounge kitchen dining room, stunning panoramic sea views up the coastline to Cullera and only 10-minute drive to Denia and the beaches.

The approach to the villa has parking for several vehicles, steps leading down to the rear garden, door to the reception hall.

Reception hall is spacious with a full-length window, staircase down to the main living accommodation and poolside, patio door to a terrace and doors off to the bedrooms and family shower room.

Master bedroom is a fabulous bedroom with 2 full length windows with the gorgeous views to the Mediterranean Sea. To wake up with these views would be something your friend would envy. With a dressing area and 2 sets of built in double wardrobes and an en-suite shower room. En-Suite shower room with a spacious walk in shower and jacuzzi shower, twin wash basins with wall mirrors over, W.C and bidet.

Bedroom 2 is another double bedroom with a window to the rear and 2 sets of built in double wardrobes.

Bedroom 3 is a double bedroom with triple wardrobes, patio doors to the side terrace and patio doors to the front with the sea views.

Family shower room with a walk-in shower cubicle, W.C, window, vanity unit with mirror over.

Terrace with plenty of space for seating to enjoy the wonderful views.

Lower floor with open plan lounge kitchen dining room. This room has been designed to let the outdoors in with full length windows so you can enjoy the poolside, sea views and the Mediterranean weather. Stunning.

Kitchen with a range of modern base and wall units, fitted oven, microwave, dishwasher, washing machine, hob and extractor.

Dining area with full length window to the poolside, sliding patio doors to the spacious entertaining terrace. Plenty of seating for 10 people.

Lounge has full length window and a set of double opening doors leading to the front poolside, again both have the view of the sea.

Poolside with a shower room with walk in shower, W.C and wash basin. Massive terrace for sunbathing and entertaining.

Bedroom 4/ guest suite/ office is accessed from the outside and would make a great office/older children's bedroom/games room. This room has a window to the front with sea views, built in wardrobes and a shower room with walk in shower, W.C and wash basin.

There are some fabulous walks from this villa, including being able to walk to the local shop, bar, restaurants.