



H2S3437

Town house in La Sella Golf Resort

139,000€

CORNER POSITION

2 SPACIOUS BEDROOMS, BATHROOM AND CLOAKROOM

LIGHT LOUNGE DINING ROOM WITH FIREPLACE

TERRACE AND BALCONY FOR SEATING AND ENTERTAINING

GREAT INVESTMENT PROPERTY

ALICANTE AND VALENCIA AIRPORTS 1 HOUR DRIVE

BEAUTIFUL GARDENS WITH COMMUNAL SWIMMING POOL

WALKING DISTANCE TO THE SHOP, RESTAURANTS, CHEMIST

DENIA BEACHES AND DENIA TOWN 10 MINUTE DRIVE

IBI ANNUAL 192€ COMMUNAL FEES 1000E P.A
BASURA ANNUAL 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.

Townhouse in the beautiful location of La Sella Golf resort near Denia. 2 double bedrooms, spacious kitchen, lounge with views to the rear gardens and fireplace, communal swimming pool, seating and dining terrace, balcony off bedroom 1. Walking distance to amenities. Excellent as an investment. In walking distance to shop, pharmacy, tennis club and restaurant.

The approach to this house has plenty of off-road parking and beautiful communal gardens at the front.

Main door opening into the reception hall with lighting, doors off to kitchen, downstairs cloakroom, stairs to the 1st floor and open arch to the lounge dining room.

Cloakroom with, W.C, wash basin, window and lighting.

Lounge dining room with an open fireplace, barrelled ceilings with exposed timber beams, wall lights, window to the side and patio doors to the rear naya.

Naya is covered with lovely views to the gardens, dining and entertaining space, lighting and steps leady to the lawn gardens with sunbathing and entertaining space.

Kitchen with a range of base and wall units, plenty of work surface, double sink with mixer tap over, two windows to the side elevation, upright fridge freezer, fitted oven, gas hob and extractor, ceiling lighting.

Utility cupboard with space and plumbing for washing machine and hot water cylinder.

1st floor landing with lighting and useful store cupboard and doors off to:

Bedroom 1 is a generous size master bedroom, with built in double wardrobes with cupboards over, barrelled ceilings with exposed timber beams, ceiling light and sliding patio doors leading to the private balcony.

Balcony has space for a table and chairs or a sun lounger, a lovely place to enjoy the morning coffee or cup of tea, with garden views and mountain views.

Bedroom 2 is another good size bedroom with a window overlooking the communal pool and gardens, barrelled ceilings and exposed timber beams, built in double wardrobes with cupboards over and lighting.

Bathroom with a full length bath with shower over cubicle, wash basin, window, W.C, bidet, tiled wall & floor and lighting.

Outside as well as the private terraces there are plenty of communal gardens to explore, the communal swimming pool is a lovely place to relax, the pool is a good size for the keen swimmer, and the poolside gardens are perfect for the relaxing and enjoying.

Within walking distance is the local shop, 2 restaurants, chemist, horse riding centre, tennis club, pétanque courts and the golf course is a short drive away. Locally there are some fabulous walking, cycling and jogging routes, the local towns of Pedreguer, Denia and La Xara are within 10 minute drive. The beaches are stunning and there is a great choice of beaches within a short drive.