



2867

Villa in La Sella Golf Resort

525,000€

250m² BUILD. 1250m² PLOT.

ANNUAL TAX 600€. COMMUNAL FEES 950€

4 BEDROOMS. 4 BATHROOMS

SELF CONTAINED GUEST APARTMENT

PRIVATE DRIVEWAY WITH ELECTRIC GATES

OUTDOOR KITCHEN. POOLSIDE SHOWER

PRIVATE POOL WITH ROMAN STEPS

SEA, GOLF AND MOUNTAIN VIEWS

LOCAL BARS, SHOPS AND RESTAURANTS

LOCAL TENNIS CLUB AND HORSE RIDING

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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.

Overview A palatial family detached villa with 4 bedrooms, 4 bathrooms, separate self-contained guest apartment, private pool, sea, mountain and golf course views, outdoor kitchen, central heating, double glazing, security shutters, air conditioning. Manicured gardens with an irrigation system. Urbanisation with 24 hour patrolling security, shop, bar, restaurant, horse riding, tennis club and just 10 minutes drive to Denia beaches and town.

Approach The approach to the property is via a private driveway with electric gates for vehicular access and a side pedestrian gate with an intercom system. Plenty of parking and turning space. Outside lighting for the driveway and front of the villa.

Front Gardens are terraced with an array of plants indigenous to the local area, palm trees, fruit trees, herbaceous shrubs and succulents. Plenty of outside lighting and security lights.

Guest Apartment located on the ground floor with open plan lounge kitchen dining room. Window & glazed door to the front with views over the golf course and Montgo National Park and Mountain. Ceiling light, radiator, fitted oven, hob and extractor, single sink and drainer with mixer tap over.

Bedroom 4 with twin beds, double opening doors to the front with views over the golf course and mountain, built in double wardrobe with cupboards over and lighting.

Shower Room with walk in shower cubicle, vanity unit with wall mounted mirror over, w.c, heated towel rail and lighting.

Guest Bedroom 3 has a separate entrance with a window to the front and a wash basin this would be ideal for older children or family members. Or to rent out on a room only basis.

Main Accommodation 1st Floor

Reception Hall with intercom handset, inset spotlights, 2 x radiators, doors to:

Cloakroom with w.c, wash basin, double cloaks cupboard and a window.

Open Plan American Lounge Kitchen Dining Room Lounge dining area is beautiful room with 2 full length picture windows to enjoy the views of the Mediterranean Sea, La Sella Golf Course and Montgo National Park and Mountain. Two sets of double opening patio doors, 1st set leading to the front terrace and the 2nd set leading to the poolside. Air conditioning unit, inset spotlights with a dimmer switch, 2 x radiators and a Tosca stone arch to the kitchen.

Kitchen with a range of base and wall units, fitted oven, hob, extractor, dishwasher, fridge, single sink with mixer tap over and a half sink for fresh drinking water. A window to the rear, door to the utility room, radiator and inset spotlights.

Utility room with space and plumbing for washing machine, dryer, freezer, shelving, lighting and a door to the poolside.

Bedroom 1 is a beautiful master suite with 2 windows and a glazed door to the front elevation with views over the Mediterranean Sea, La Sella Golf Course and Montgo National Park and Mountain. Built in double wardrobe with cupboards over, radiator and en suite.

En-suite bathroom with a full-length bath, walk in shower cubicle, vanity unit, heated towel rail, w.c, lighting and window.

Bedroom 2 is a twin bedroom at the rear of the property with window overlooking the pretty terraced garden, lighting, dressing area with built in wardrobes with cupboards over and en suite.

En-suite shower room with walk in shower cubicle, w.c, window to the rear, vanity unit with mirror over. Separate door leading to the cloakroom for toilet facilities.

Outside the rear and side gardens are beautifully maintained with an array of fruit trees, palm trees, olive trees.

Outdoor Summer Kitchen with a single sink with mixer tap over, range of base units, BBQ, electric power points for fridge, freezer, bar and lighting.

Swimming Pool has Roman steps for easy of entry, plenty of sun bathing space around the pool, winter sun. Shower cubicle and around the villa there are various seating and dining areas depending on if you prefer sunshine or shade. Plenty of outside lighting and security lights.