









## H2S3218

## Villa in La Sella Golf Resort

## 170,000€

3 BEDROOMS, 1 SHOWER ROOM

FLAT PLOT. LOW MAINTENANCE GARDENS

DOUBLE GLAZING, CENTRAL HEATING, FLY SCREENS

ANNUAL IBI 250€. BASURA 88€. COMMUNAL FEES 840€

LOCAL GOLF COURSE. BEACHES 10 MINUTES DRIVE

WALKING DISTANCE TO BAR, RESTAURANT, SHOP, TENNIS, HORSE RIDING

COMMUNAL CASCADING SWIMMING POOL

EXCELLENT HOLIDAY HOME OR PERMANENT DWELLING

BUILD SIZE 80m<sup>2</sup>. PLOT SIZE 200m<sup>2</sup>

WELL KEPT URBANISATION WITH 24 HOUR SECURITY

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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 detached 3-bedroom villa on a flat plot within walking distance to the tennis club, horse riding center, local shop and restaurant. Double glazing, fly screens, central heating. Easy to maintain garden, communal pool, 2 double bedrooms, 1 single, lounge, family shower room, kitchen and dining room.

The approach to the villa is via a gated entrance and parking for 1 car under a covered car port. The garden is very low maintenance and dog friendly fenced in with oleander hedging.

Reception hall with lighting, door to bedroom 3 and arch to dining room.

Dining room with 2 tilt and opening windows with fly screens to the front elevation, 2 radiators and open arch to the kitchen.

Kitchen with a range of base and wall units, single sink and drainer, freestanding oven on work counter, microwave, a tilt and opening window with fly screen to side elevation and lighting.

Lounge is spacious with a tilt and opening window with fly screen to the side elevation, radiator and lighting.

Bedroom 1 is a generous size double bedroom with built in double wardrobes, hot and cold air conditioning unit, a tilt and opening window with fly screen to the side elevation and a radiator.

Bedroom 2 is another double bedroom with built in double wardrobes, hot and cold air conditioning unit, a tilt and opening window with fly screen to the side elevation and a radiator.

Family shower room with walk in shower cubicle, heated towel rail, a tilt and opening window with fly screen to the side elevation, vanity unit with cupboards and drawers beneath and wall mirror and lighting over, W.C and lighting and shelving.

Gardens have outside power points, water, lighting, garden shed, house for the gas bottles, store room with boiler. Plenty of outside entertaining patio areas, sunbathing space, dining space and a roof terrace for those summer alfresco dining.

La Sella is a fabulous place to live or have a holiday. The communal fees are reasonable fr the standard of living that is provided. The town hall own the roads and street lighting and the communal gardens and pools are always looking beautiful.

With plenty of activities to do if you wish such as horse riding, tennis, golf, yoga at the Bhuddist centre or just enjoy the sunshine and swimming pools.

Walking is one of my hobbies and the mountains have spectacular views, Calpe, Gandia, Denia or is you are feeling adventurous then Montgo National Park and Mountain is a lovely wal starting from the Jesus Pobre side of the mountain.

Denia is a 10 minute drive away with the most beautiful sandy beaches and fabulous restaurants.

Alicante and Valencia airports are an hour drive, a simple route down or up the AP7 exiting at junction 62.