



H2S3218

Villa in La Sella Golf Resort

170,000€

3 BEDROOMS. 1 SHOWER ROOM

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

FLAT PLOT. LOW MAINTENANCE GARDENS

COMMUNAL CASCADING SWIMMING POOL

DOUBLE GLAZING, CENTRAL HEATING, FLY SCREENS

EXCELLENT HOLIDAY HOME OR PERMANENT DWELLING

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

BUILD SIZE 80m². PLOT SIZE 200m²

LOCAL GOLF COURSE. BEACHES 10 MINUTES DRIVE

WELL KEPT URBANISATION WITH 24 HOUR SECURITY

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 for the standard of living that is provided. The town hall owns 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 Buddhist 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 if you are feeling adventurous then Montgó National Park and Mountain is a lovely walk 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.