









## H2S3254 Villa in Parcent 285,000€

3 BEDROOM, 2 BATHROOM DETACHED VILLA

BENEFITS FROM A SUNNY POSITION WITH BEAUTIFUL MOUNTAIN VIEWS

MODERN, SPACIOUS AND LIGHT ACCOMMODATION

MAIN ACCOMMODATION ON ONE LEVEL

BUILD 158m<sup>2</sup>, PLOT 536<sup>2</sup>

CENTRAL HEATING, DOUBLE GLAZING & AIR CONDITIONING UNITS,

TERRACES, NAYA, GARDEN & OFF ROAD PARKING

WALKING DISTANCE TO LOCAL AMENITIES

ANNUAL COSTS, IBI 350€ & BASURA 98€

25 MINUTE DRIVE TO SUPERB BEACHES

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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.



Gorgeous south facing detached villa situated in Parcent with spectacular views of the valley and mountains. 3 double bedrooms, 2 bathrooms, private swimming pool. Double glazing, central heating, air conditioning units. Sunny position. Terraces, naya, garden and off road parking. Shops and restaurants nearby.

To the front of the property is a driveway and a gate, down a few steps to the front garden which is gravelled and planted. To enter the property there is a gated porch, as you go through the front door you enter a reception hall with archway into the lounge dining room, Stairs down to the lower level. Archway to the kitchen and a door to a bathroom.

Lounge dining room is a very light and airy good sized living area with 3 windows over the front elevation and a radiator underneath. A large window to the side elevation with views of the town and mountains. A large window with radiator underneath and door to the naya overlooking the front elevation with views of the beautiful mountains and surrounding orange groves. There are wall lights, a ceiling light and fan and a pellet burner.

Kitchen with a range of base and wall units, basin and drainer with mixer tap over, electric hob, oven and extractor, fridge freezer, built in dish washer, radiator and sliding doors that lead out to the same naya as the lounge dining room.

Naya has beautiful arches with panoramic views over the town, mountains and the vall de pop valley. The naya has plenty of space for sitting and entertaining with outside lighting and an awning.

Bedroom 1 is a double bedroom with a double built in wardrobe and cupboards over, double glazed window overlooking the rear of the property, radiator. Hot and cold air conditioning unit, ceiling light and fan, double doors to a Juliet balcony overlooking the pool and mountains.

Bathroom has a full length bath with shower over, window, bidet, W.C, wash basin with wall mounted mirror and lights over, ceiling lights and a heated towel rail.

Down the nice internal staircase to the lower level you come to a landing with a door to bedroom 2, an archway leading to a door for the utility room, a door to the shower room and a door to bedroom 3.

Bedroom 2 is the master bedroom, it is a spacious double bedroom with coving to the ceiling, hot and cold air conditioning unit, radiator, very spacious walk in wardrobe with very useful storage, shelves and draws, door leading to a store room, patio doors with rejas leading to another naya and the pool.

Store room is a good size. Subject to planning would make an excellent ensuite shower room.

Utility room has built in wardrobes, work surface with a base unit, space and plumbing for a washing machine and tumble dryer, gas boiler for the central heating and hot water. Ceiling light

Shower room has a walk in shower, W.C, wash basin with mirror and lights over, cupboard underneath. Window, ceiling light, heated towel rail

Bedroom 3 is a double bedroom with a ceiling light and fan, radiator, double built in wardrobe, large window with views over the town and mountains.

Naya has arches to the front and side with blinds, in front there is a good sized terrace, with beautiful views of the valley, a kidney shaped pool with roman steps and another terrace to the side of the property with steps leading to the rear garden.