



H2S3364

Villa in Denia

586,000€

5 BEDROOM VILLA CLOSE TO THE BEACH

FLAT PLOT. 1600 m² BUILD SIZE 167 m²

SEPARATE SELF-CONTAINED APARTMENT

PRIVATE SWIMMING POOL

COMPLETELY REFURBISHED

AIR CONDITIONING UNITS

ONLY FEW METRES AWAY FROM THE BEACH

BUS SERVICE IN TO TOWN

RESTAURANTS IN WALKING DISTANCE

IBI ANNUAL 1100€ BASURA ANNUAL 125€

Magnificent detached villa located in the prestigious area of Les Rotes in Denia. The villa has 2 self-contained accommodations. 5 bedrooms, 2 bathrooms in total. On a flat plot of 1600 m² this villa benefits from winter sun, plenty of entertaining areas, gated parking for several cars and gardens. Short drive to Denia and Javea. Completely refurbished, no work required.

The approach to the property is via an electric gate leading to the driveway, with space for several cars.

Front naya and open terrace. The naya is ideal for entertaining during summer and the open terrace has winter sun in the afternoon.

The main door opens in to the open plan lounge dining room. This room has high barrelled ceiling, wall lighting, windows to the front and the side elevations and air conditioning unit.

The kitchen is modern, fitted with base units, sink, gas hob, extractor, oven, space for the fridge freezer and large work surface. The kitchen has a window to the side elevation and door to a utility room.

Utility room with washing machine, electric boiler and space for storage.

Main bedroom with hot and cold air conditioning unit, window to the side elevation and door to the poolside.

Bedroom 2 is double with double aspect windows, hot and cold air conditioning and free standing wardrobe.

Bedroom 3 is also a double, currently used as a dressing room and office. This room has a window to the side of the property and ceiling lighting.

Family bathroom with his and her vanity unit with mirror and lighting over, shower, w.c and large window.

Outside:

The property has a flat plot, plenty of terraces for sunbathing, garden, private 8 x 4,5m swimming pool, outdoor shower and wooden garden shed of 9 m².

Underneath the front naya there is a workshop with lighting.

Guest apartment.

This 2 bedroom apartment has a private gated driveway with space for a car, garden, open terrace and naya. The main door opens in to the open plan kitchen diner.

Kitchen with a range of base and wall units, gas hob, fridge, sink, fridge and window.

Bedroom 4 is double with two windows and wall lights.

Bedroom 5 is a large double with built in wardrobes, hot and cold air conditioning unit, walk light and 3 windows.

Shower room with wash basin and drawers beneath, w.c, walk in shower cubicle and window.

Outside. Terraces with space for sunbathing and entertaining. Winter sun. Low maintenance garden. Gated carpark with space for a car. Door from the terrace to the pool side.

This property has a lot of possibilities. Although it has 2 independent accommodations it would be easy to reunite the whole house together. The area of the property couldn't be better, within 10 minutes' walk you have a great selection of restaurants to go to. Promenade by the sea for walking/running. Bus service in to town. Denia town centre is only 8-10 minutes' drive and Javea is about 15 minutes away too.