









H2S3364	Villa in [Denia	586,000€
5 BEDROOM VILLA CLOSE TO THE BEA	СН	FLAT PLOT. 1600 m ² BUILD	SIZE 167 m ²
SEPARATE SELF-CONTAINED APARTM	ENT	PRIVATE SWIMMING POOL	
COMPLETELY REFURBISHED		AIR CONDITIONING UNITS	
ONLY FEW METRES AWAY FROM THE	BEACH	BUS SERVICE IN TO TOWN	
RESTAURANTS IN WALKING DISTANCE	E	IBI ANNUAL 1100€ BASURA	A ANNUAL 125€

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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.



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.

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