



H2S3367

Villa in La Sella Golf Resort

269,000€

VILLA ON A SOUTH FACING PLOT. SUMMER AND WINTER SUN

LOUNGE WITH POOL, MOUNTAIN AND VALLEY VIEWS

PRIVATE SWIMMING POOL. PLENTY OF OUTSIDE ENTERTAINING

LOW MAINTENANCE GARDENS WITH ORANGE AND LEMON TREES

DOUBLE GLAZING, AIR CONDITIONING, ELECTRIC RADIATORS, FLY SCREENS

2 DOUBLE BEDROOMS, 2 BATHROOMS (1 ENSUITE BATHROOM)

BUILT IN 2001 BY CURRENT OWNERS

LOCAL GOLF & TENNIS CLUBS. HORSE RIDING, COUNTRYSIDE WALKING ROUTES

EXCELLENT LOCATION, SAFE AND CLEAN URBANISATION

BUILD 160m². PLOT 1070m². IBI 270€, BASURA 88€, COMMUNAL 200€ PER ANNUM

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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.

Built in 2001 this beautiful villa is situated on La Sella Golf urbanization, with lovely walking routes and local golf & tennis clubs on the resort. The villa has 2 double bedrooms, 2 bathrooms, private pool, various terraces, off road parking, dramatic mountain views, store room and a SOUTH FACING PLOT.

The approach to the villa has a carport, gated entrance and a few steps down to the villa. Outside the main door is a covered terrace with entertaining space and brick-built garden shed.

Canopied porch with lighting and door leading to reception.

Sitting room with inset modern electric feature fire, wall lights, sliding patio doors overlooking the poolside and further sliding doors leading to the front with the mountain and valley views, hot and cold air conditioning unit, paneled wall mounted radiator and steps leading to the dining room.

Dining room with door leading to the side elevation, breakfast bar, wall lighting, wine cooling fridge, stairs leading to the landing, wall mounted radiator, window to the side elevation, built in glass display cabinet.

Kitchen with a range of base and wall units, single stainless-steel sink and drainer with mixer tap over, window to the side elevation, ceiling lighting and fan, built in oven, hob, extractor, upright fridge freezer, washing machine, dishwasher and breakfast bar with cupboards under. Solar panel for hot water supply to the kitchen, can be switched to mains if required.

Half landing with family shower room, walk in shower cubicle, W.C, vanity unit with cupboards beneath and wall mounted cabinet with mirror and lighting, electric heated towel rail, wall mounted heater and a window to the side elevation.

Main landing is used as a study area with bookcase, desk and lighting.

Bedroom 1 is a generous size master bedroom with triple mirrorrobe wardrobes, window, wall mounted radiator, ceiling lighting and fan, hot and cold air-conditioning unit and an en suite bathroom.

En suite bathroom with a full length bath with a shower over and shower screen, vanity unit with cabinet, lighting and mirror over, W.C, bidet, window, electric towel rail and wall mounted heater.

Bedroom 2 with twin beds, double opening doors leading to the poolside elevation, built in double wardrobes with cupboards over, ceiling light and fan, wall mounted radiator and hot and cold air conditioning unit.

Under build, pump room and potential for a guest suite. Under the terrace to the south side of the villa, there is the pump room with the filter for the swimming pool, an additional spacious room to the side with a window and lighting, currently used for storage.

Outside gardens are terraced with plenty of seating areas in the sun or shade, the plot is south facing so you get sun in both the summer and winter months, poolside gazebo, sunbathing areas and shaded seating areas, outside lighting and water taps, poolside solar shower, views over the picturesque mountains. Various trees including several lemon trees, orange tree, palm trees and a range of plants indigenous to the local area. Private swimming pool.

Overview: The current owners have lived in this villa since it was built in 2001. Built to a very good standard with double glazing, hot and cold air conditioning and fly screens. The villa is very light and airy with lovely height to the ceilings, excellent property and negotiable on price.