









## Villa in Benissa

## 248,000€

DETACHED VILLA ON A FLAT PLOT. 792 m<sup>2</sup>

SUMMER LOUNGE AND KITCHEN

PRETTY GARDENS WITH FRUIT TREES AND SHRUBS

ALL ACCOMMODATIONS ON ONE LEVEL

BUILD SIZE 106 m<sup>2</sup> IBI ANNUAL: tbc BASURA ANNIAL tbc

OFF ROAD PARKING

2 BEDROOMS, 3 BATHROOMS

WOOD BURNER AND AIR CONDITIONING UNITS

LOCATED IN MONTEMAR A QUIET RESIDENTIAL AREA

IDEAL AS A PERMANENT/RETIREMENT HOME

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H2S3377

THE PROPERTY MISDESCRIPTIONS ACT 1991

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 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.



Delightful detached villa located in Benissa, quiet residential area of Montemar. Flat plot of 792 m<sup>2</sup>. All accommodations on one level. Ideal as a retirement home. 2 bedrooms, 3 bathrooms, glazed in summer lounge, lounge, dining room, modern kitchen, summer kitchen and store room. Private pool and terraces. Secluded property but not isolated. Parking.

The approach to the property is via a gated driveway with space for 3 vehicles, pedestrian gate.

Pretty gardens mainly laid to lawn with various mature fruit trees.

As you follow the path to the left there is a lovely decked area with various shrubs, in front of this area is the glazed in summer lounge ideal for parties with family and friends.

Further round is the secluded swimming pool with Roman steps, seating areas, outdoor shower and surrounding terracing.

On the far side of the summer lounge there is a utility room, ample storage and pool cloakroom.

Moving further there is another utility room, fitted summer kitchen and the entrance to the villa.

Summer kitchen, lounge and storage is 50 m<sup>2</sup>.

A few steps leading to the hall with a guest cloakroom and plenty of storage.

Semi-circular lounge with fireplace and inset wood burner, arched windows, exposed timber beams and wall lighting.

Dining room with pretty arched windows and modern fitted kitchen.

2 Bedrooms and 2 bathrooms.

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