



H2S3378

Villa in Javea

450,000€

6 DOUBLE BEDROOMS. 4 BATHROOMS.

SEPARATE GUEST SUITE AND SELF CONTACTED APARTMENT

2068m<sup>2</sup> PLOT. 350M<sup>2</sup> BUILD. GATED DOUBLE CAR PORT.

5 MINUTES TO JAVEA GOLF, 15 MINUTES TO LA SELLA GOLF. 20 MINUTES TO ILFACH GOLF, 30 MINUTES TO OLIVA NOVA GOLF. MODERN FITTED KITCHEN. OVEN, DISHWASHER, FRIDGE FREEZER, MICROWAVE

PRIVATE 10 X 5 METRE SWIMMING POOL WITH ROMAN STEPS

PRIVATE TENNIS COURT. LOVELY COUNTRYSIDE VIEWS

CENTRAL HEATING AND WOOD BURNER IN SITTING ROOM 1

10 MINUTES TO JAVEA ARENAL BEACHES. 8 MINUTES TO JAVEA OLD TOWN AND 8 MINUTES TO BENITACHELL. SUNNY POSITION. QUIET LOCATION. RESIDENTIAL AREA

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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.

Situated in a lovely, quiet residential urbanisation. Close to Javea golf course and a few minutes' drive to Benitachell and Javea town and beaches. With 6 bedrooms, 4 bathrooms, private swimming pool, asphalt tennis court, changing rooms, separate guest suite and an apartment for guests or family.

The approach to the villas is via a beautiful and well cared for urbanization. A pedestrian gate with a few steps leading to the villa. Carport with gated entrance and parking for 2 vehicles. Low maintenance gardens and a seating terrace.

Main accommodation comprises:

Kitchen with a generous range of base and wall units single sink and drainer with mixer tap over, window overlooking the side garden. Built in fridge freezer, dishwasher, oven, hob, microwave, extractor, inset spotlights, arch to dining room and stairs leading down to the apartment.

Dining room with wall lighting, two windows, ceiling light over table, arch leading to the sitting room.

Sitting room with a window looking out over the naya, wall lighting, barreled ceilings, door to the naya and arch to the inner hallway.

Hallway with lighting and doors off to bedrooms and family shower room.

Bedroom 1 the master bedroom with dressing area and triple built in wardrobes and cupboards over, door to the en suite shower room and arch to the bedroom. Bedroom with a window overlooking the garden to the side, hot and cold air conditioning unit, wall lighting and double opening lockable doors to bedroom 6. En suite with a walk in shower cubicle, vanity unit with drawers beneath, wall mounted mirror and lighting over, window, inset spotlights, W.C, heated towel rail and extractor.

Bedroom 6 (accessible from master bedroom and external door from the garden. This is a great bedroom for either small children who still need to be close to the parents or the door can be locked and could be a separate independent room as it has another door leading to the outside. Also, with several windows it could be a dressing room for the master bedroom.

Bedroom 2 is a twin bedroom with window overlooking the terrace, hot and cold air conditioning unit, built in double wardrobes with cupboards over and wall lighting.

Bedroom 3 is a twin bedroom with window overlooking the terrace, hot and cold air conditioning unit, built in double wardrobes with cupboards over and wall lighting.

Family shower room with a walk in shower cubicle, window, inset spotlights, W.C, vanity unit with drawers beneath and heated towel rail.

Naya off main sitting room, with lighting, dining area and relaxing area. Views over the pool and countryside.

Ground floor apartment accessed via an internal staircase from the kitchen or external staircase via the naya.

Kitchen 2 with a door leading to the naya and poolside, base and wall units, washing machine, double sink with mixer tap over, fridge, lighting and arch to the sitting room 2.

Sitting room 2 with window and double opening doors leading to the ground floor naya swimming pool side, wall lighting, door to bedroom 4 and door to bathroom.

Bedroom 4 has double opening doors leading to the naya poolside, hot and cold air conditioning unit, built in double wardrobes and lighting.

Bathroom with a bath and shower mixer tap over, shower screen, W.C, vanity unit with drawers beneath, window and lighting.

Ground floor naya with views over the poolside, plenty of space for dining and relaxing.

Guest suite with bedroom 5 and en suite shower room. This is accessed from the external staircase, with a lovely light and bright

bedroom with several windows, hot and cold air conditioning unit, wall lighting and en suite shower room.

En suite with a walk in shower cubicle, wash basin with wall mirror over, several windows, two built in dressers and wall lighting.

Guest suite has its own private terrace with seating for two.

Outside the gardens are terraced and low maintenance, a private swimming pool 10 x 5 metres with Roman steps, plenty of sunbathing space around the poolside. BBQ area and dining space.

Tennis court with changing room and shower facilities, several store rooms, plenty of seating and dining areas.

The villa has previously generated an income of &#pound;2500 per week for July and August and has had bookings for 12 months in advance.