



H2S3385

Villa in Benissa

210,000€

3 BEDROOMS 2 BATHROOMS

SEMI DETACHED VILLA IN WALKING DISTANCE TO TOWN

PRIVATE SWIMMING POOL AND TERRACES

7200 SQM PLOT. 180 SQM BUILD

MASTER WITH EN SUITE

FIREPLACE AND ELECTRIC HEATERS

SPANISH STYLE & CHARACTER

PLENTY OF SPACE FOR ENTERTAINING AND SUNBATHING

PRIVATE PARKING

IBI ANNUAL tbc BASURA tbc

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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.

A country semi-detached villa, with 3 double bedrooms, 2 bathrooms, private pool, 7200m<sup>2</sup> plot of land, not isolated as it has a few neighbours. Within a few minutes' drive and a short walk to town. The coast side of Benissa which is a 16-minute drive.

The approach to the house is via a country lane and a private drive to the parking. Plenty of parking for motor homes, caravans or cars.

Front terrace has the swimming pool which is approximately 5 x 4m<sup>2</sup> with plenty of sunbathing space around. A garden brick built shed or workshop and a few steps leading to the front terrace of the property.

The terrace is spacious with plenty of seating and entertaining space. Awnings and double opening doors leading to the dining room.

The dining room is a very spacious room and has exposed timber beams to the ceiling, space for a very large dining table and chairs and a second sitting room. Door leading to the downstairs master bedroom and door to the sitting room and a door to the kitchen.

Sitting room with an open fireplace, stairs leading to the first floor, second door leading to the kitchen, inner hall leading to a shower room and utility.

Kitchen with a range of base and wall units, window overlooking the side gardens, fitted oven, hob, microwave, 1 &  $\frac{1}{2}$  sink and drainer, upright fridge freezer, dishwasher and lighting.

Inner hallway with double cloaks cupboard, door to the shower room.

Shower room with walk in shower cubicle, wash basin, w.c and plumbing for the washing machine.

Bedroom 1 is a very spacious master bedroom with a dressing area, windows to the front, en suite bathroom.

1st floor landing and doors off to:

Bedroom 2 is a double bedroom with a window.

Bedroom 3 is a double bedroom with a window.

Additional gardens are to the side of the property, this is a flat terrace with a range of trees, shrubs. Would be suitable for chickens, livestock.