



H2S3391

Villa in Sanet y Negrals

185,000€

SOUTH FACING DETACHED VILLA

3 BEDROOMS, 2 BATHROOMS

MASTER BEDROOM WITH EN SUITE

SPANISH CHARACTER

IN WALKING DISTANCE TO TOWN AND AMENITIES

PRIVATE GARAGE. LOW MAINTENANCE GARDENS

BEAUTIFUL VIEWS OF MOUNTAINS AND ORANGE GROVES

MUNICIPAL SWIMMING POOL

IBI ANNUAL 237€ BASURA ANNUAL 150€

BUILD SIZE 135 SQM PLOT SIZE 400 SQM

South facing detached villa situated in Sanet Y Negrals, a friendly Spanish town with amenities within walking distance and 15 minutes' drive to stunning beaches. 400 m<sup>2</sup> plot with low maintenance gardens and seating areas. 3 double bedrooms, master with en suite and family bathroom. Spacious lounge, kitchen, dining room and naya with the most beautiful views of the mountains and orange groves.

The approach to the property is via a private drive in to the garage and steps on both sides of the villa to the main level.

Gated terrace with space for entertaining and entrance canopied porch. The main door opens in to the spacious lounge with pretty barrelled ceilings, exposed timber beams, ceiling lighting, feature fireplace with inset wood burner, hot and cold air conditioning unit, window to the front elevation and door to the naya.

Naya with gorgeous views of the mountains and orange groves, space for seating, outdoor lighting and door in to the dining room.

Dining room with hot and cold air conditioning unit, wall lighting, windows to the front and side elevations and door to the kitchen.

Fitted kitchen with range of base and wall units, electric hob and oven, fridge freezer, sink with mixer tap over and drainer, washing machine, dishwasher, breakfast bar and window.

Bedroom 3 is a double bedroom with double built in wardrobe with cupboard over, window to the side elevation and wall lighting. This room is currently used as an office.

Bedroom 2 is also a double bedroom with a double built in wardrobe with cupboard over, wall lighting and window with views of the mountains and orange groves.

Family bathroom with a full length bath with shower over, w.c, wash basin, bidet, lighting, tiled floor and walls and a window.

Master bedroom has a built in wardrobe, space for an extra wardrobe if needed, window and en suite shower room.

The en suite shower room has w.c, wash basin, walk in shower cubicle and window.

Outside.

The plot is 400 m<sup>2</sup> and it has pretty gardens with an array of shrubs and fruit trees including orange and lemon trees. Irrigation system and easy maintenance.

Additional terrace with fantastic views and space for seating. This terrace has also a satellite dish.

Garage with space for a car and more useful space currently used for a work shop and storage.

Overall this is a great opportunity to buy a sunny villa in walking distance to the town, local shops, restaurant, municipal swimming pool, pharmacy, etc.

This property is only 10 minutes' drive away from the shopping centre Portal de La Marina and 15 minutes' away from stunning sandy beaches. Alicante and Valencia airports are approximately 1 hour away by car.