



H2S3399

Villa in La Llosa De Camacho

375,000€

5 BEDROOMS, 3 BATHROOMS AND GUEST CLOAKROOM

DOUBLE GARAGE. PLENTY OF PARKING FOR LARGER THAN NORMAL VEHICLES

FABULOUS KITCHEN BREAKFAST ROOM, IDEAL FOR FAMILIES

MODERN BATHROOMS, NO WORK REQUIRED

SPACIOUS 398m² BUILD SIZE. PLOT SIZE 2326m² FLAT TERRACES

PRIVATE 10 X 5 METER SWIMMING POOL WITH SOLARIUM

TRADITIONAL SPANISH CHARACTER, EXPOSED TIMBER BEAMS, OPEN FIREPLACE

EXCELLENT RENTAL INCOME. LEGAL AND REGISTERED

2 SITTING ROOMS, STUDY ROOM, GAMES ROOM, NAYA, BBQ HOUSE

IBI 550€ PER ANNUM. BASURA 40€ PER ANNUM. BUILT IN 2002

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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.

Excellent traditional villa with 5 bedrooms, 3 bathrooms, private 10 x 5-meter swimming pool. Situated within walking distance of the very pretty village of Llosa de Camacho 20 minutes' drive to Denia and the blue flag beaches. Plenty of original character with modern kitchen and bathrooms.

This villa has double glazing, mosquito nets, BUILD SIZE 399M² AND PLOT 2326M²

The approach to the villa is via a gated private driveway, passing the terrace with fruit trees and lovely views of the valley. Plenty of parking and a double garage with light and power. Parking area with plenty of turning space and room for motorhomes, caravans or larger than normal vehicles.

Pathway leading to the ground floor accommodation and steps leading to the first-floor accommodation. Quite unique as you can have independent guest accommodation. The current owners have rented the property out for a few years and generated an income of approximately 20,000€ per year. This has been without advertising in many places.

The ground floor accommodation comprises of a very spacious open naya with plenty of seating, dining and entertaining space. View overlooking the valley of lemon trees, lighting and a door leading to the ground floor snug sitting room.

Sitting room/snug is a very relaxing room, with a window to the front elevation, lighting and doors off to:

Kitchen dining room, this is a lovely room with an extensive range of base and wall units, fitted oven, 5 ring gas hob and extractor over, hot and cold air conditioning unit, 2 windows to the rear, pellet burner, lighting, dishwasher, built in fridge and a large kitchen table with chairs.

Bedroom 1 is a generous size bedroom with window, lighting, built in wardrobes and ensuite shower room. Ensuite with walk in shower cubicle, wash basin and W.C.

Bedroom 2 is a double bedroom with built in wardrobes and window.

Guest shower room with walk in shower cubicle, vanity unit, W.C, lighting and 2 windows.

Utility room with washing machine, plenty of storage and hot water cylinder.

1st floor landing with doors off to sitting room, bedrooms, 3, 4, 5, family bathroom, guest cloakroom and door leading to the garden and poolside.

Lounge dining room is a very beautiful room, spacious, light, full of character and charm, exposed timber beams, open fireplace, hot and cold air conditioning unit, views down the valley, door to:

Study room which could be made into an 2nd kitchen if required. Although I quite like it as a study with the relaxing views over the valley, lighting and exposed timber beams.

Bedroom 3 is a double bedroom with opening doors to the enclosed naya, built in wardrobes and lighting.

Bedroom 4 is a double bedroom with opening doors to the enclosed naya, built in wardrobes and lighting.

Naya is a fabulous room, very light bright and airy, a wonderful addition to the two bedrooms with doors opening out to it. Would make a great games room, or additional sitting room. Views down the valley overlooking the lemon groves.

Family bathroom with a bath, separate shower cubicle, vanity unit, W.C and a window.

Guest cloakroom with W.C and wash basin.

Door leading out to the rear of the property leads to a lovely naya with seating and lighting. A few steps down to the poolside and rear gardens.

The pool is 10 x 5 meters and has plenty of sunbathing space, very sunny position.

The gardens are designed to be low maintenance, you can make vegetable gardens, have a few chickens, keep it as it is, fruit trees, nisperos trees, lemon trees, yukka trees and many other plants, shrubs and flowers.

BBQ house has a sink, brick built BBQ . Plenty of outside lighting.

Being close to the village makes this villa a fabulous country property, the nearest main town is Pedreguer which has the major supermarkets, medical centre and all amenities you would expect from a town. Llosa de Camacho is one of my favourite villages in the area, it is not too big but always has something going on. The local tapas Bar Emilios has live bands on. All the normal fiestas, very family orientated so if you have children the town hall puts various activities on. Water slides, small fairground rides and much more.

Denia and the beaches are a 20-minute drive by car, there is also a bus route to Denia and Jalon the other way. Jalon is a 15-minute drive by car where there are plenty of things going on, other restaurants, markets, walking routes etc. The Jalon valley has lots of small towns with various activities going on. The area is very popular for walking, cycling and general socialising.