



H2S3426

Villa in La Sella Golf Resort

365,000€

4 DOUBLE BEDROOMS. 3 BATHROOMS. GAS CENTRAL HEATING. AIR CONDITIONING

WALKING DISTANCE TO AMENITIES. SHOP, RESTAURANTS, TENNIS, HORSE RIDING

9 X 5 KIDNEY SHPED POOL WITH ROMAN STEPS AND PLENTY OF SUNBATHING SPACE

NO WORK REQUIRED. EXCELLENT INVESTMENT FOR HOLIDAYS OR PERMANENT LIVING

4 RECEPTION ROOMS, 2 SITTING ROOMS, SUN ROOM AND ENCLOSED NAYA

WONDERFUL SEA, GOLF COURSE AND MOUNTAIN VIEWS

10 MINUTE DRIVE TO GOLF COURSE, DENIA AND BEACHES

SELF CONTAINED APARTMENT, YET INTERNAL STAIRCASE TO MAKE IT ONE BIG VILLA

BUILD SIZE 231M². PLOT 1000M². BUILT IN 1988

UTILITY ROOM WITH PLENTY OF STORAGE. OFF ROAD GATED PARKING

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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.

Villa Vista Mar. This 4 bedroom detached villa with fabulous SEA Views is situated on La Sella Golf and Tennis Urbanisation. The villa has off road gated parking, private 9 x 5 kidney shaped pool with Roman Steps, 2 independent accommodations joined by an internal lockable door.

The villa also has part double glazing, GAS central heating, mains water, mains electricity, SEA VIEWS from many of the windows and the poolside. Golf course views and mountain views. Shutters with tilt and close louvred, fly screens. Various seating and dining places, in the sun or shaded.

The approach to the villa has a driveway leading to secure gated parking. Car port and parking for 3 vehicles. Palm trees and other indigenous plants native to the area. Outside lighting.

4 different entrances to the property. 1. INTO THE APARTMENT, 2. STAIRS LEADING UP THE FRONT OF THE VILLA, 3. STEPS TO THE OTHER SIDE 4. ENTRANCE TO THE REAR.

Entrance 1 is to the INDEPENDENT GUEST APARTMENT with a canopied porch, lighting and door leading to a hallway.

Hallway with double opening doors leading to the 2nd kitchen, 2 radiators, ceiling lighting, door to cloakroom, door to bedroom 4, store cupboard, stairs to the 2nd sitting room.

Guest cloak room with a w.c, wash basin, window, radiator and lighting.

Kitchen with a range of base and wall units, sink and drainer with mixer tap over, window with SEA Views, fridge, washing machine, lighting and a fitted 2 ring hob.

Sitting room has space for dining and has a window to the side elevation with sea and mountain views, door to utility and a very spacious store room, door to bedroom 3, stairs to the main house.

Bedroom 1 with an en suite shower room, radiator, dressing room with a window and lighting. En suite shower room with walk in shower cubicle, vanity unit with wall mirror over, w.c, lighting, heated towel rail, radiator and extractor.

Bedroom 2 is a generous size double bedroom with 2 sets of built in wardrobes with cupboards over, radiator window to the side elevation, lighting and a door to the shower room. The shower room has a walk-in shower, heated towel rail, lighting and extractor.

Store room/Utility room. This is a very spacious room with utility space and plumbing for washing machine, office area, lighting and a door to the side elevation.

Main house 1st floor THIS CAN BE ACCESSED VIA INTERNAL OR EXTERNAL STAIRCASE. So 1 very large family home or 2 apartments. Perfect.

Sitting room with plenty of character, exposed timber beams, barrelled ceiling, 2 X ceiling fans, inset cassette wood burner, air conditioning unit, window, wall lighting, radiator and double opening doors to the naya with SEA Views, double opening doors to the sun room, door to the kitchen, arch to inner hall leading to 2 further bedrooms.

Kitchen number 2 with a range of base and wall units, 1 & 1/2 sink and drainer with mixer tap over, fitted oven, hob and extractor, fitted dishwasher and fridge freezer, window overlooking the summer room with a pool view and lighting.

Naya is a beautiful dining room and snug with tosca stone arches with panoramic SEA Views, golf course views and Montgo mountain views, door to the 2nd entrance with a staircase leading to the front of the villa, lighting and enclosed with opening windows. A really beautiful room to entertain guests with the splendid views of the mountain, sea and golf course.

Bedroom 1 has a window to the front with SEA views, built in double wardrobe with cupboards over, lighting, ceiling fan and radiator.

Family shower room has a double walk in shower cubicle with a shower screen, window with obscure glazing to the side elevation. Double vanity unit with twin sinks and drawers beneath and wall mirror over with lighting. W.C, airing cupboard, radiator, extractor, wall mounted heater for when the central heating is not needed and heated towel rail.

Bedroom 2 is another double bedroom with built in wardrobes and cupboards over, ceiling fan, window to the rear elevation overlooking the rear garden, air conditioning unit, radiator and lighting.

Sun Room is a fabulous relaxing room poolside, with fully opening glass curtains, which makes this room versatile to let the inside be part of the outside. Lighting and pull own awning to shade form the evening sun. Lovely view over the swimming pool and the mountain to the side. For protection from the sun there is an awning which can be pulled down for shade.

Outside there is a very spacious terrace with a beautiful stone table and chairs, 2 awnings one for overhead and one to the side, poolside dining and entertaining, ideal for a family, outdoor kitchen with a BBQ area and single sink and chimney. Plenty of outside lighting.

Poolside the pool is beautiful with fabulous sea, golf course and mountain views, golf views. Plenty of sunbathing space, poolside shower cubicle and outside lighting.

The other side of the villa has various terrace, so if you do have guests and want privacy then they have their own space for BBQ, dining or just relaxing.

Local things to do: Golf, tennis, horse riding, petanque, mountain biking, plenty of walking routes, yoga, meditation, padel courts, beaches 10 minute drive, Denia 10 minute driveeeee, main town of Pedreguer 30 minute walk or 5 minutes in the car.