



H2S3430

Villa in La Sella Golf Resort

342,000€

BUILT IN 1991. 150m<sup>2</sup> BUILD. 1000m<sup>2</sup> PLOT

3 DOUBLE BEDROOMS. 2 BATHROOMS.  
FABULOUS VIEWS FROM MASTER BEDROOM

IBI 430€. BASURA 100€. COMMUNAL CHARGES  
387€ PER ANNUM

PRIVATE POOL WITH ROMAN STEPS AND SEA  
VIEWS

OFF ROAD GATED PARKING WITH CANOPY  
OVER

CENTRAL HEATING. DOUBLE GLAZING

UTILITY ROOM. MASTER BEDROOM WITH EN  
SUITE

LOUNGE WITH SEA & POOLSIDE VIEWS WITH 2  
SETS OF PATIO DOORS

SUN ROOM/NAYA WITH SEA, MOUNTAIN, GOLF  
COURSE VIEWS

WALKING DISTANCE TO LOCAL AMENITIES

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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 with 3 double bedrooms, 2 bathrooms with the most spectacular sea, mountain and golf course views. Private swimming pool, double glazing, central heating, sunny position, off road gated parking. Walking distance to local amenities. 10-minute drive to beaches and Denia town.

The approach to the property is via gated entrance leading to car port and steps down to the villa. The villa accommodation is on one level as follows:

Lounge with wood burning stove, barrelled ceilings, sliding patio doors to the sun room/naya and sliding patio doors to the poolside. The pool is visible from house ideal for families with children. Window to the front archway to kitchen, inner hall the bedrooms and lighting.

Kitchen with a range of base and wall units, built in oven, hob and extractor, single sink and drainer, space for upright fridge-freezer, store cupboard with cupboards over, breakfast bar, window to the rear elevation, display shelving and lighting.

Dining area with a window to the side elevation, lighting and open archway to the lounge.

Bedroom with window to the front elevation with golf course and mountain views, built in quadruple wardrobes with cupboards over, window to the sun room/naya elevation with sea views, lighting, en-suite bathroom, full length bath with shower over, w.c, vanity unit with cupboards beneath and mirror over, heated towel rail and window.

Bedroom 2 double in size with built in double wardrobes with cupboards over, lighting window to the rear elevation and lighting.

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Family shower room with walk in shower cubicle, w.c, vanity unit with cupboards beneath and mirror over, heated towel rail, lighting and window.

Sun room/naya has a door to the poolside and two beautiful tosca stone arches making the most of the spectacular views to the sea, golf course and mountain.

Utility room separate to the main accommodation with wall mounted boiler, plenty of storage space, space and plumbing for washing machine, space for dryer and window to the front elevation.

Outside the gardens are landscaped with a water irrigation system, fruit trees, plenty of terraces for seating in sun or shade and very low maintenance.

Swimming pool has Roman steps for ease of access, lovely views to the Mediterranean Sea and over to Montgo national park and La Sella Golf course. Very spacious terrace for sunbathing and dining and entertaining, shower cubicle and steps leading to the lower garden.

FURNITURE NOT INCLUDED.