



H2S3452

Villa in La Sella Golf Resort

395,000€

ACCOMMODATION ON ONE LEVEL. NO STEPS TO POOLSIDE

PRIVATE 8 X 4 METER SWIMMING POOL.

3 BEDROOMS, 2 BATHROOMS. MASTER HAS EN SUITE BATHROOM

PLENTY OF SUNBATHING, ENTERTAINING AND DINING AREAS

MAGNIFICENT VIEWS OF THE COASTLINE TOWARDS DENIA AND CULLERA

WALKING DISTANCE TO THE LOCAL RESTAURANTS, SHOP, TENNIS CLUB AND HORSE RIDING CENTRE
LOCAL WALKING ROUTES AROUND THE MOUNTAIN AND URBANISATION

OFF ROAD GATED PARKING AND CAR PORT

CENTRAL HEATING, DOUBLE GLAZING, MOSQUITO SCREENS, WOOD BURNER

BUILT IN 2004. BUILD 180M², PLOT 1250M². IBI 550€. COMMUNAL FEES 514€. BASURA 88€

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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 for sale on La Sella Golf and Tennis resort with 3 bedrooms, 2 bathrooms, private pool, magnificent sea views, plenty of outside entertaining terraces. Double glazing, central heating, mosquito nets, shutters, tilt and fully opening windows, off road parking, car port, open naya, outdoor shower with hot and cold water, utility room, outside lighting and NO WORK REQUIRED.

The approach to the villa has off road parking for several cars and a car port. Outside lighting and a path leading to the front porch. The porch has lighting, security camera and a two Roman style pillars leading into the reception hall.

Reception hall with a cloak's cupboard, wall lighting, alarm control panel, double-glazed full-length window to the porch, hallway to bedrooms and arch to main living accommodation.

Sitting room with a wood burning stove, 2 picture windows, one with fabulous sea views and the other with views over to Montgo Mountain and swimming pool. Double opening doors leading to the terrace, naya and poolside. Barrelled ceilings with exposed timber beams, ceiling fan, wall lighting, radiators and electric wall heater.

Dining room with double opening doors leading to the terrace, inset spot lights, breakfast bar and open arch to the kitchen.

Kitchen with a range of base and wall units, 1 ½ sink and drainer with mixer tap and drinking water tap over with a water filter system beneath. Fitted oven, 5 ring gas hob and extractor over, double glazed window with inset spotlights over and open arch leading to the utility room.

Utility room with double glazed door leading to the poolside terrace, space and plumbing for washing machine, space for upright fridge freezer, spacer for clothes dryer, wall mounted Vaillant boiler and lighting.

Hallway with lighting, radiator and doors leading off to bedrooms and family shower room.

Bedroom 1 is a beautiful and light master bedroom with patio door leading to the terrace, window with sea views, wall lighting, a range of fitted bedroom furniture, built in mirror robe wardrobes, main system radiators, connecting door to bedroom 3 very useful if you have toddlers or babies (also bedroom 3 has access from main hall). En suite bathroom.

En suite bathroom with a full-length bath and shower over, vanity unit with marble surround wall mounted mirror with lighting over, bidet, W.C, obscured glazed window and ceiling lighting.

Bedroom 2 is a double bedroom which is a nice and light bedroom with wall lighting, main system radiator and a wall mounted eco electric radiator, window and built in double wardrobe with cupboards over.

Bedroom 3 is another double bedroom currently with a single bed, fitted bedroom furniture including wardrobes, office desk and storage cupboards, built in double wardrobe with sliding doors. Window with views towards Montgo mountain, main system radiator and ceiling light and fan.

Family shower room with a walk-in shower cubicle, wash basin with wall mirror and lighting over, W.C, obscured glazed oriel window with glass blocks, toiletries cupboard and an inset display shelf.

Outside the gardens are very well maintained and low maintenance the plot is 1250m² with plenty of entertaining areas both in the shade or in the sunshine for sunbathing and swimming. AMAZING sea and mountain views, BBQ area, terraces to the front rear and sides, plenty of off road parking, outdoor lighting, water taps, alarm system, security cameras and of course the 8 x 4 meter swimming pool.

Under build is a very spacious store room, if you wished to make further accommodation this would be an ideal place to convert. However, the current owners have owned this villa since new and have found this is just a very useful store room. It houses the water softener system for the house.