



H2S3453

Villa in Monte Pego

435,000€

SPACIOUS DETACHED LUXURY VILLA

6 BEDROOMS, 3 BATHROOMS, 1 CLOAKROOM

MAIN ACCOMMODATION ON ONE LEVEL

WEALTH OF SPACE AND LIGHT

PRIVATE SWIMMING POOL AND GARDENS

DOUBLE GLAZING, UNDERFLOOR HEATING, AIR CONDITIONING UNITS

BUILT IN 2009. MODERN STYLE, NO WORK REQUIRED

LARGE GARAGE AND WORK SHOP

10-15 MINUTES DRIVE TO STUNNING BEACHES IN DENIA AND OLIVA

IBI 1500€ ANNUAL & BASURA ANNUAL 127€

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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.

Magnificent detached villa located in Monte Pego. Spacious accommodation, private pool, gardens with fruit trees, sun terraces and garage. Underfloor heating, air conditioning units and double glazing. 372 sqm build on a 1200 sqm plot.

The approach to this stunning villa is via a pedestrian gate with arch leading up a pathway with 3 steps to a canopied porch with lighting. To the side there is a terrace with space for seating and gardens.

Main door opening in to a reception hall. The reception hall has doors leading off to 2 bedrooms and a bathroom, staircase to the 1st floor and hallway to the lounge dining room.

Very spacious lounge dining room with two double glazed windows to the side elevation, ceiling lights, coving, tiled flooring, double opening patio doors to the naya, picture wall lights, hot and cold air conditioning, under floor heating and doorway to the kitchen with sliding doors.

The kitchen is a very good size and it has a range of base and wall units, fitted oven, hob, extractor, microwave, double sink with mixer tap over, space for an upright fridge freezer, door to the utility room and double opening doors to the beautiful naya with gorgeous panoramic views.

The utility room with window to the side elevation, space and plumbing for washing machine, hot water cylinder, sink and drainer with door to the gardens and garage. This room has further space for storage too so it could also be used as a pantry.

The naya has plenty of space for entertaining, outdoor lighting and views of the beautiful mountains.

Cloakroom with w.c, wash basin with mirror over, lighting and tiled walls.

Bedroom 1 a spacious double bedroom with patio doors to naya, hot and cold air conditioning and laminate flooring.

Large family bathroom with Jacuzzi bath, wet room shower, his and her sinks with storage cupboards under, mirrors over and lighting, window, bidet, w.c. tiled floors & walls.

Bedroom 2 is a generous double with a beautiful bay window overlooking the poolside, mountains, surrounding area, ceiling light, hot and cold air conditioning, laminate flooring and space for a free standing wardrobe.

Bedroom 3 currently used as a dressing room with wardrobe and hanging space, shelving, ceiling light, window to front of property. This room could also be used as an office, nursery, etc.

The 1st floor of the property has a spacious and light landing ideal for use as a library or seating area with 3 windows.

Family shower room with shower cubicle, w.c. bidet, vanity unit with wash basin, cupboards, mirror and lighting, window.

Bedroom 4 is a double with patio doors to a terrace, ceiling light and laminate flooring. Currently used as a library/office.

Bedroom 5 is a twin bedroom with ceiling light, hot and cold air conditioning, patio doors to terrace.

Bedroom 6 the master bedroom, good sized room with ceiling lights, hot and cold air conditioning and patio doors leading to terrace. The terrace links the 3 bedrooms on this level and offers beautiful views and a private space for sunbathing.

Shower room with walk in shower cubicle, w.c. bidet, vanity unit with wash basin, ceiling light.

Outside

Delightful naya which has stunning views of the mountains, urbanisation and surrounding area with plenty of room for relaxing or summer dining with 2 awnings to protect it from the midday sun. Few steps leading down from the naya to the poolside with spacious terraces suitable for sunbathing or entertaining.

Kidney shaped 8x4m swimming pool with Roman steps. Outdoor shower.

The well-kept gardens have an array of fruit trees, plants and shrubs with a water irrigation system. From the utility room is a door leading to the garage and beautifully maintained side gardens with more fruit trees and a water irrigation system.

The garage is spacious enough for 3 cars with double opening electric up and over doors, lights, power and water.

At the back of the garage is a separate workshop with 2 windows and plenty of space. There is also a door to a spacious under build plus separate pump room with pump and filter system.

Overall this fantastic villa has a lot to offer, with 372 sqm of build space and a plot size of 1200sqm located in a secure urbanisation only 10-15 minutes to gorgeous beaches in Denia and Oliva.

This property offers many features such as double glazing, mosquito nets, under floor heating, hot and cold air conditioning units and the furniture is negotiable with the owners. Fantastic family home for permanent living with panoramic views of the mountains and surrounding area.

A short 10 - 15minute drive to Denia with its bars, restaurants, shops, supermarkets, marina, port and STUNNING BEACHES. Approximately 1 hour from Alicante and Valencia airports.