



H2S3469

Villa in Oliva Nova

340,000€

4 BEDROOM DETACHED VILLA. TRANQUIL LOCATION

PRIVATE SWIMMING POOL. LOVELY VALLEY VIEWS

LOCAL NATURE RESERVE WITH RESTAURANTS

BUILD SIZE 250m². PLOT SIZE 1000M²

SPACIOUS ROOMS, PRIVATE LOCATION

3 BEDROOMS IN THE MAIN HOUSE AND A 1 BEDROOM SEPARATE APARTMENT

OFF ROAD PARKING. CAR PORT

LOCAL GOLF COURSE, EQUESTRIAN CENTRE

IBI 500€. BASURA 100€ PER YEAR

NEAREST MAIN TOWNS OLIVA AND EL VERGER

A very well-loved family home. The current owners have lived here for many years. The villa is immaculate and in good working order. With 3 bedrooms in the main accommodation and a 1-bedroom self-contained guest apartment beneath. Private pool, plenty of seating, dining and sunbathing areas, inside and outside. A few minutes' drive to the nature reserve Font Salada, near Oliva Nova.

The approach to the villa is via a gated driveway and a separate pedestrian gate. Plenty of off-road parking for cars, motorhomes/horse boxes or caravans and a good size car port. Plenty of outside lighting and a path leading to the front door.

Canopied porch/naya with exposed timber beams, seating overlooking the swimming pool and beautiful indigenous gardens, lighting, awning and the main door leading into the villa.

Reception hall the main door has a double opening traditional Valencian style window, so you can either let light in or air in or keep closed. Cloaks cupboard with double opening doors, coving to the ceiling, lighting, window overlooking the poolside and doors off to the kitchen and sitting room.

Sitting room is a very spacious room with barrelled ceilings and exposed timber beams, wall lighting, ceiling light and fan, fireplace with inset wood burning stove, air conditioning unit, window to the naya/summer lounge/dining room and double opening patio doors and an archway leading into the inner hallway.

Naya/summer room/dining room with super views of the orange groves and mountains in the distance, access to the terrace for outside seating and entertaining this terrace has the beautiful views over the orange groves down towards the sea. Exposed timber beams to the ceiling, ceiling fan and lighting.

Kitchen has an extensive range of base and wall units and a corner display shelf, double sink with mixer tap over and a window overlooking the swimming pool, fitted oven, 3 ring hob and a separate 2 ring hob with extractor over, space for fridge freezer, inset spotlights for work surface lighting and ceiling light with a fan.

Inner hallway with doors off to bedrooms 1,2,3 and family bathroom and lighting.

Bedroom 1 is a generous size bedroom with a window, built in triple wardrobes with cupboards over and an en suite shower room.

Ensuite with a walk-in double shower cubicle, vanity unit with cupboard beneath and a wall mounted mirror over, lighting and an obscure glazed window.

Bedroom 2 is another double bedroom with a window, double built in wardrobes with cupboards over and lighting.

Bedroom 3 is currently used as an office and is another double bedroom with built in double wardrobes and cupboards over, lighting and a window and door leading to the terrace.

Family bathroom with a full-length bath and shower over, W.C, bidet, vanity unit with cupboards and drawers beneath, wall mounted cabinet with a mirror and lighting over.

Apartment consists of a spacious lounge dining room with windows to the side, built in cupboards, door to the kitchen and arch to the inner hallway.

Kitchen with a range of base and wall units, single sink and drainer with mixer tap over, window to the patio, door to the patio, space and plumbing for the washing machine, fridge freezer, hot water cylinder and lighting.

Inner hall with door to store room and doors off to bedroom and bathroom.

Bedroom 4 is an enormous room, with 3 sets of built in double wardrobes, window and inset spotlights.

Bathroom is one of the largest I have seen for a while, with a window, full length bath and shower over, wash basin with a cabinet over and mirror, W.C, bidet, obscure glazed window and lighting.

Outside the gardens are as neat and tidy as the villa, an array of beautiful flowers, trees, outside lighting and water.

The Poolside has plenty of sunbathing and entertaining space, clearly defined areas, with an outdoor poolside shower and a few steps leading to the BBQ and main dining area. A sturdy gazebo with plenty of seating with table and chairs, paella house and very useful outdoor kitchen.

The local area has the famous Font Salada natural spring, plenty of waling routes, cycle routes and a few minutes' drive to Oliva Nova golf club, tennis club, equestrian centre and the stunning blue flag beaches.

Oliva is the closest main town with plenty of shops, supermarkets, Friday market, small marina (main marina is Denia)

There are plenty of things to do for everyone, cycling, scuba diving, sailing, walking, various clubs to join, Spanish lessons are offered locally.