



H2S3474

Villa in Gata De Gorgos

156,000€

DETACHED VILLA WITH COMMUNAL POOL

ALLOCATED PARKING

LOW COMMUNAL FEES. 400€ P.A

CENTRAL HEATING AND AIR CONDITIONING UNITS

DOUBLE GLAZING, MOSQUITO NETS AND SHUTTERS

BUILT IN 2006. BEAUTIFULLY MAINTAINED. NO WORK NEEDED

3 DOUBLE BEDROOMS, 2 BATHROOMS

MASTER BEDROOM WITH EN SUITE AND TERRACE

GARDEN AND TERRACE WITH MAGNIFICENT SEA & MOUNTAIN VIEWS

IBI ANNUAL 343€ BASURA ANNUAL 107€ BUILD SIZE 116 M2

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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.

Detached villa with communal swimming pool and allocated parking. 3 double bedrooms, 2 bathrooms, master with en suite. Built in 2006 and beautifully maintained. Gas central heating, air conditioning units, good size kitchen, separate utility room. Garden and covered terrace with marvellous sea and mountain views. Double glazing, shutters and mosquito nets. Low communal fees. Approximately 2.5 km to the town centre of Gata de Gorgos. Quiet residential area about 15-20 minute drive from stunning beaches of Denia and Javea.

The approach to the property is via a communal gate leading to the houses. Private pedestrian gate and a few steps down to a rear terrace.

The main entrance has double doors, from the outside there is a glazed door and then the security door entering the house and leading to the ground floor accommodation.

On this ground floor we have a bedroom 2 and a family shower room. Steps up to bedroom 1 and 3, steps down to the rest of the accommodation.

Downstairs we have a light open plan lounge dining room. The room has windows to the side and front elevations, wood burner, hot and cold air conditioning unit, ceiling lighting, radiators and patio doors out to the terrace and garden.

Archway leading to the good size kitchen breakfast room fitted with a range of base and wall units, gas hob, extractor, oven, double sink with mixer tap over, radiator, space for a fridge freezer, under staircase store room, window and door to the utility room.

Utility room with space and plumbing for a washing machine, sink, gas boiler, lighting and extra space for storage.

Ground floor.

Bedroom 2 is double and has built in wardrobes, window to the side elevation, radiator and ceiling lighting.

Family shower room with w.c, was basin, walk in shower cubicle, radiator and window.

Upstairs.

Bedroom 3 is a double room with built in wardrobes currently used as an office. The room has ceiling lighting and double glazed window with sea views.

Master bedroom is a spacious double with a dressing area with two sets of built in wardrobes. En suite bathroom with w.c, wash basin, bath with shower over and window.

The room itself is a very good size and has radiator, ceiling lighting and patio door out to a private terrace with gorgeous views of the sea and mountains. Space for seating or sunbathing.

Outside.

Terrace with outdoor lighting and space for entertaining, lovely views of the sea, Montgo Mountain and the private garden.

Low maintenance garden with pretty plants and tree. Space for sunbathing and ideal for having pets.

Gated communal swimming pool and large terrace for sun loungers.

Allocated parking space. Short drive to Pedreguer or Gata de Gorgos town centre. 15-20 minute drive to stunning beaches in Denia and Javea.

Overall the property offers comfort for permanent living and it would be also a good lock up and leave, ideal for holidays. Double glazing, shutters, mosquito nets, central heating, air conditioning units. Low maintenance gardens. Low communal fees.

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