



H2S3475

Villa in La Sella Golf Resort

295,000€

IMMACULATE DETACHED VILLA

SUPERB PANORAMIC VIEWS

2 BEDROOMS, 2 BATHROOMS

COVERED 8 X 4 POOL

MODERN STYLE AND LIGHT ROOMS

UNDERFLOOR HEATING AND AIR
CONDITIONING UNITS

OFF ROAD PARKING

TRANQUIL LOCATION. CUL DE SAC

LOCAL RESTAURANTS, SHOP, CHEMIST, ETC.
SECURITY 24 HOURS

IBI ANNUAL 527€ COMMUNAL FEES 557€ P.A
BASURA ANNUAL 87€

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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.

Well-presented detached villa located on La Sella Golf Resort. Modern property built in 2004 to a high standard. 2 double bedrooms, 2 bathrooms, open plan lounge dining room with panoramic sea views, fitted kitchen and utility room. Lovely naya with the most beautiful uninterrupted sea views. Private pool with a dome cover, outdoor shower, sunbathing terrace and work shop. 1100 sqm plot. Off road parking.

The approach to the property is via a pedestrian access with some steps down to the house. Terrace with space for seating, lighting and water tap.

Porch with lighting and security door leading to a reception hall with doors to the two bedrooms, bathroom, utility room and staircase down to the rest of the accommodation.

Bedroom 1 is double with incredible sea views, built in wardrobe with cupboards over, coving, ceiling lighting and sliding doors to a front balcony shared with bedroom 2. Air conditioning unit and wash basin with cupboard beneath and heated mirror over.

Bedroom 2 is a spacious double with built in wardrobes and cupboards over, air conditioning unit, wash basin with cupboard beneath and heated mirror over, coving, ceiling lighting and sliding doors to the front balcony.

Both bedroom have spectacular panoramic views of the sea and surrounding area and orange groves.

The front balcony has obviously the smashing views and space for seating outside. You can see Cullera (Valencia), Denia's Castle, La Sella Golf course and the pretty Montgó Mountain.

Bathroom with full length bath, separate shower cubicle, w.c, wash basin with heated mirror over, window and fitted cupboard with useful space.

Utility room with space and plumbing for a washing machine and tumble dryer, electric hot water cylinder, shelving and window.

Downstairs.

Light and airy open plan lounge dining room with a large window with gorgeous sea views, almost like looking at a real life picture that changes every day, ceiling lighting, spotlights, coving and sliding doors to the naya and pool side terrace.

Pretty Tosca stone archway leading to the kitchen, fitted with induction hob, extractor, oven, sink with mixer tap over, window, dishwasher and space for a large fridge freezer.

Another archway leads us to the shower room with w.c, wash basin with heated mirror over, walk in shower and window.

Under staircase store room with convenient space for storage.

Outside.

Naya with uninterrupted sea views, space for entertaining and outdoor lighting.

Private 8 x 4 swimming pool with a dome cover that could be open in different ways. The cover is ideal to extend the swimming season, starting in April until end of October.

Pool side terrace with plenty of space for sunbathing, bbq, entertaining, etc. Outdoor shower and low maintenance garden.

Work shop with lighting, ideal for storing the garden furniture as it's quite spacious.

Overall this property is a great buy, certainly a villa with a view.. Located in a well looked after urbanisation with 24 hours security and amenities such as chemists, restaurants, shop, tennis courts, etc. The house is in perfect conditions. Double glazing, mosquito nets, shutters, underfloor heating, air conditioning units, low maintenance plot. Certainly a villa with a view.

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