









H2S3501 Villa in Denia **240,000€**

DETACHED VILLA IN DENIA

PRIVATE GARDEN AND TERRACES

IN WALKING DISTANCE TO BARS AND RESTAURANTS

CAR PORT AND SEPARATE UTILITY ROOM

IDEAL AS INVESTMENT/HOLIDAY OR PERMANENT HOME

GATED COMPLEX WITH COMMUNAL POOL

2 DOUBLE BEDROOMS, 2 BATHROOMS. MASTER WITH EN SUITE

1.5 KM TO THE TOWN AND THE BEACH

BUILT IN 1994. RENOVATED. NO WORK REQUIRED

IBI ANNUAL 347€ COMMUNAL FEES 2156€ P.A BARURA 125€ P.A

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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 in a beautiful gated residential complex in Denia. Built in 1994 and modernized in the last couple of year. Communal swimming pool and beautifully maintained gardens. 2 double bedrooms, master with en suite, open plan lounge dining room, modern kitchen, lovely terrace with gorgeous views views of the Montgo mountains.

The approach to the property is via an electric gate for vehicular access and a pedestrian gate. Car port and terrace at the front with outdoor lighting.

The main door opens to the reception hall with lighting, built in cupboard with useful space, door to the bedrooms and a few steps to the rest of the accommodation.

Master bedroom with air conditioning unit, double built in wardrobe with cupboards over, window to the side elevation and en suite bathroom.

The en suite bathroom has been modernized with bath and shower over, w.c, wash basin with drawer beneath and mirror over and window.

Family shower room with w.c, vanity unit with mirror over, walk in shower cubicle and window.

Bedroom 2 is also double with two set of double wardrobes with cupboards over, air conditioning unit and window.

A few steps from the reception hall take us to the lounge dining and kitchen.

Modern kitchen with electric hob, oven, extractor, sink with mixer tap over, space for an upright fridge freezer and wash basin, a range of base and wall units and window.

Light and airy lounge dining room with coving, air conditioning unit, two windows and patio doors out to the terrace. The room has coving, wall lighting and air conditioning.

Outside

Rear terrace with gorgeous views of the Montgo Mountain and the complex. This terrace is ideal for entertaining with a sink and outdoor lighting. The terrace is gated so it's safe for children.

Side terrace with space for table and chairs and outdoor lighting.

Private lawned garden with space for seating. The gardens are maintained by the community so it's included in the communal fees.

Underneath the car port there is a utility room with space and plumbing for a washing machine, further space for storage and lighting. This room has a lot of useful space and it would also make a good workshop.