



H2S3505

Villa in El Verger

425,000€

A HIGH QUALITY VILLA IN WALKING DISTANCE TO TOWN

SPACIOUS LOUNGE DINING ROOM WITH MARBLE FIREPLACE

KITCHEN WITH PLENTY OF CUPBOARDS

GARAGE, WORKSHOP, FLAT PLOT. LOW MAINTENANCE

295M<sup>2</sup> BUILD. PLOT 1150M<sup>2</sup>. IBI 1500€ PER YEAR. BASURA 90€ PER YEAR

3 DOUBLE BEDROOMS. 4 BATHROOMS

BREAKFAST ROOM WITH WOOD BURNER

PRIVATE POOL WITH ROOF AND SLIDING PATIO DOORS

SUMMER KITCHEN, PAELLA AND BBQ

NO WORK REQUIRED. EXCELLENT CONDITION

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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.

Quality and quantity. This detached villa is of excellent quality and situated within walking distance to the town of El Verger. Comprising 3 double bedrooms, 2 bathrooms, 2 shower rooms, private covered swimming pool, orchard, garage, store rooms, driveway, gymnasium, summer kitchen, utility and workshops. Within walking distance to town and all local amenities, double glazing, central heating and air conditioning.