



H2S3506.

Villa in La Sella Golf Resort

265,000€

3 BEDROOMS, 2 BATHROOMS. MASTER WITH EN SUITE

PRIVATE POOL, GARDEN AND TERRACE

WINTER SUN. SOUTH FACING PLOT

GATED DRIVEWAY AND GARAGE

BBQ AREA & OUTDOOR SHOWER

WOOD BURNER, GAS CENTRAL HEATING AND AIR CON UNITS

IDEALLY LOCATED NEAR AMENITIES WITHIN LA SELLA

ALSO ACCESS TO COMMUNAL POOL IN PRETTY COMPLEX

104 SQM BUILD. 670 SQM PLOT

IBI ANNUAL TBC COMMUNAL FEES TBC BASURA 88€ 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.

Fantastic detached villa on La Sella Golf Resort, near the commercial area on the urbanization with restaurant, pharmacy, tennis courts and equestrian centre. The property benefits from a private 8x4 swimming pool, garage and winter sun due to the south facing plot on a quiet cul-de-sac. Central gas heating, air conditioning units, satellite tv and internet.

The approach to the property is via a wide gated driveway leading directly to the garage in the under build and the staircase up to the main level and rear of the house. Covered terrace, barbecue area and a stunning sun terrace next to the pool with plenty of space for sunbathing. Lawned garden beautifully maintained.

The main entrance is accessed by a pedestrian gate from the street leading to a hall with natural skylight. 3 bedrooms, master with en suite bathroom with walk-in shower and a separate shower bath. Spacious and light lounge-dining room opening out towards the covered terrace and pool. Kitchen with a range of base and wall units, double sink with mixer tap over, hob, oven, window, breakfast bar and door to the utility room with space and plumbing for a washing machine, sink, window and more useful space for storage.

Separate room next to the main entrance currently used as an office.

The property belongs to a pretty complex and has access to a large pool with cascading.