



H2S3511

Villa in Denia

350,000€

SOUTH FACING DETACHED VILLA

PRIVATE SWIMMING POOL

SPECTACULAR MONTGO VIEWS

ALL ACCOMMODATION ON ONE LEVEL

GARAGE AND GATED DRIVEWAY

DOUBLE GLAZING, FIREPLACE, AIR
CONDITIONING UNITS

3 DOUBLE BEDROOMS, 2 BATHROOMS

LOVELY GARDENS AND FRUIT TREES

BUILD SIZE 155 SQM PLOT 717 SQM

IBI ANNUAL 490€ BASURA ANNUAL 125€

South facing detached villa in Denia. This property benefits from gorgeous views of the Montgo Mountain, private swimming pool, detached garage and gated driveway, bbq, outdoor shower, terraced gardens with fruit trees and solarium. All accommodation on one level. 3 double bedrooms and 2 en suite bathrooms. Fireplace and air conditioning units. Double glazing and shutters. 1km to bars and restaurants. 2 km to the town centre, marina and beaches.

The approach to the property is via a gated driveway with electric gate leading to the parking area for two cars and rear garden. There are two entrances to the house. One through a gate at the side of the property leading to the summer bbq area and through the glazed in naya. The 2nd entrance is at the rear of the property, door to the kitchen, this last entrance would be ideal if you come with shopping from the driveway straight in to the kitchen.

The glazed in naya with lighting and the most beautiful views of the Montgo Mountain and the private pool and wall lighting. This room is ideal for winter as it's a sun trap with sun all day.

Sliding doors to the open plan lounge dining room. This room has a feature fireplace, double glazed window to the front elevation with pretty mountain view, hot and cold air conditioning, wall lighting and archways to the rest of the accommodation.

Kitchen breakfast room with sink with mixer tap over, hob, extractor, oven, base and wall units, space for a fridge freezer, window and space for a breakfast table and chairs.

Bedroom 1 is double with built in wardrobe, ceiling fan and lighting, electric radiator, wall lighting, double glazed window and en suite bathroom.

En suite bathroom with a full-length bath with shower over, w.c, wash basins and window.

Bedroom 2 is double with two double built in wardrobes with cupboards over, air conditioning, window and door to the en suite shower room.

En suite shower room with w.c, walk in shower, his and her vanity unit with cupboards beneath and mirror over, electric radiator and window.

Bedroom 3 is a spacious double with exposed timber beams, ceiling fans & lighting, double glazed window and space for a free-standing wardrobe.

Outside.

Side terrace with barbecue with a covered dining area, store room and shower with hot and cold water.

Gardens with pretty shrubs, flower and fruit trees. The gardens are low maintenance with gravel areas, fruit trees such as grapefruit, orange and lemon. There are plenty of area for seating and enjoying the sun and the views.

At the bottom of the garden there is a gate that leads to the detached garage with window. It has a different access from the street below.

And last but not least we have a roof terrace with space for sunbathing and views of the surrounding area, Montgo mountain and the sea in the distance.

Overall this property had a lot of benefits being on a south facing plot, having all the accommodation, parking and outdoor entertaining space on one level. Beautiful views and private pool. The location is a tranquil residential area in Denia within a kilometer to bars and restaurants, 2 km to the town centre, marina and beaches.

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.