



H2S3513

Villa in Els Poblets

240,000€

DETACHED VILLA ON A FLAT PLOT. BUILT IN 2002

85 SQM BUILD. 400 SQM PLOT

OPEN FIREPLACE, AIR CON UNITS, DOUBLE GLAZING, SHUTTERS

LOW MAINTENANCE PLOT

1.5 KM TO TH BEACH. BUS SERVICE TO DENIA

2 BEDROOMS, 2 BATHROOMS, MASTER WITH EN SUITE

MODERN ACCOMMODATION ALL ON ONE LEVEL

GARDEN WITH FRUIT TREES (LEMON, ORANGE, AVOCADO)

10 MINUTE WALK TO TOWN ELS POBLETES OR EL VERGER

IBI ANNUAL 385€ BASURA ANNUAL 100€

Detached villa in Els Poblets. The property sits on a sunny flat plot of 400 sqm with low maintenance garden with fruit trees, gated driveway and car port. Glazed in naya, open plan lounge dining room with open fireplace, kitchen, two double bedrooms, 2 bathrooms, one of them en suite. Double glazing, air conditioning units, shutters and mosquito nets. In walking distance to both towns Els Poblets and El Verger. 1.5 km to magnificent beaches.

The approach to the property is via a cul de sac street. Pedestrian gate leading to the front of the house. Vehicular access via a gated driveway and car port.

The main entrance to the house is via the glazed in naya. Sliding doors to the very light room, ideal for winter as it has a very sunny position. This room has window to the side elevation, sliding doors to the front and ceiling lighting.

Open plan lounge dining room with a feature fireplace, two arched windows to the side elevation, ceiling lighting, hot and cold air conditioning unit and door to the kitchen.

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

Bedroom 1 is the master bedroom with en suite. This room has built in wardrobes with cupboards over, air conditioning unit, window and ceiling lighting.

En suite shower room with w.c, bidet, vanity unit, walk in shower cubicle, window and lighting. There is also space and plumbing for a washing machine and tumble dryer.

Bedroom 2 is double with a triple built in wardrobe with cupboard over, air conditioning unit, window and ceiling lighting.

Shower room with w.c, wash basin with cupboard beneath and mirror over, window and lighting.

#### Outside

Beautiful gardens with fruit trees such as avocado, lemon, orange, etc. that have been kept fairly low maintenance. Outdoor lighting and plenty of space for entertaining and sunbathing. The plot has space for a pool subject to permission.

Garden shed with lighting and space for outdoor furniture, bikes, etc.

This property benefits from being close to two towns, Els poblets and El Verger both within a 10 minute walk. They both have a great variety of bars and restaurants, supermarkets and shops. Municipal swimming pool, sports centre, gymnasium, medical centre, etc.