



H2S3526

Villa in La Sella Golf Resort

295,000€

4 BEDROOMS. 4 BATHROOMS. PRIVATE SOUTH FACING 8 X 4 POOL

PLENTY OF TERRACES FOR ENTERTAINING

WALKING DISTANCE TO SHOP, 2 RESTAURANTS, CHEMIST

EXCELLENT WALKING ROUTES FOR ALL ABILITIES

24 HOUR SECURITY. VERY CLEAN AND SAFE URBANISATION

SELF CONTAINED APARTMENT WITH PRIVATE ENTRANCE

STUNNING SEA, MOUNTAIN AND GOLF COURSE VIEWS

LOCAL HORSE RIDING, GOLF COURSE, TENNIS CLUB

BUILD SIZE 170M<sup>2</sup> EXCLUDING TERRACES AND POOL. PLOT SIZE 1200M<sup>2</sup>

IBI 576€. BASURA 88€. COMMUNAL FEES 187€ PER YEAR

Situated on La Sella urbanisation and at the end of the road surrounded by beautiful walking routes, with sea, golf and mountain views. This 3 / 4 bedroom detached villa is in the perfect south facing location. Enjoying winter sun and plenty of terraces for entertaining. A self-contained 1 / 2 bedroom apartment beneath with an occasional 4th bedroom and 2 bathrooms. The main floor with 2 double bedrooms and 2 bathrooms private swimming pool not overlooked and terraced gardens. Views are amazing. Ideal for permanent living or rentals.

The approach to the villa has a pedestrian gate, steps leading down to the villa's main accommodation.

Reception hall with a utility cupboard housing the washing machine and shelving. An additional cupboard housing the hot water cylinder.

Sitting room with a fireplace with an inset wood burner, hot and cold air conditioning unit, 2 windows to the side elevation overlooking the sea, a window and door leading to the naya with mountain and sea views.

Dining room with sliding patio doors leading to the terrace with sea and mountain views.

Kitchen with a range of base and wall units, double sink with mixer tap over, fitted oven, hob and extractor, window overlooking the garden, space for upright fridge freezer.

Bedroom 1 is a nice size double bedroom with a window overlooking the mountain and golf course, built in double wardrobes with cupboards over, hot and cold air conditioning unit, wall mounted electric radiator and ensuite.

En suite bathroom with a full length bath and shower over, vanity unit with wall mirror over, W.C and window.

Bedroom 2 is a double bedroom with a window overlooking the mountain and golf course, built in double wardrobe with cupboards over, hot and cold air conditioning unit.

Guest cloakroom, this used to have a walk in shower, now it has a bidet and can easily be changed back, wash basin and W.C, window and lighting.

Downstairs there is a self contained apartment with private entrance.

Kitchen with a range of base and wall units, fitted oven, hob and extractor, 1 &frac12; sink and drainer with mixer tap over, space for fridge, space for freezer and space an plumbing for washing machine. Window to the front elevation with views over the mountains.

Sitting room is a generous size room with arch to dining room/ occasional bedroom if required. Hot and cold air conditioning unit, wall lighting and ceiling light.

Dining room has sea views and mountain views and lighting.

Guest shower room with a walk in shower cubicle, W.C, wash basin, window and lighting.

Bedroom 3 is a double bedroom with a window to the side with the sea views, built in cupboards and built in double wardrobe with cupboards over, wall mounted electric radiator, lighting and en suite.

En suite barroom with a full length bath with shower over, W.C, wash basin with bathroom cabinet over, lighting and window.

Gardens are terraced with plenty of places to sit and relax, the naya off the main sitting room enjoys the morning sun and stunning sea and mountain views also has an awning for protection of the summer sun.. The terrace off the dining room has space for table and chairs for al fresco dining, also with an awning for protection from the sun. The poolside has plenty of sunbathing space and plenty of entertaining area, awning and lighting.

The BBQ has another spacious terrace for dining and entertaining. Generally, most villas do not have the benefit of having the pool on the same level as the main living accommodation, and with the extra dining and entertaining terraces. The house enjoys both sun and shaded seating. It would benefit from some updating but for the right person it is the location that is the most important factor.

With fabulous walking routes around the mountain and La Sella, with fabulous views and the villa has plenty of potential for personalising and making your own home.

Store room with access to the under build of the villa, separate pump room for the swimming pool.

Pedreguer town is just over a kilometre walk. The local shop, 2 x restaurants and pharmacy are in walking distance. Along with the tennis club, horse riding centre and Albarda gardens.