









H2S3535

## Town house in Denia

165,000€

2 BEDROOMS, 1 MODERN SHOWER ROOM

PRIVATE ROOF TERRACE FOR ENTERTAINING

LOCAL RESTAURANTS AND TAPAS BARS

PLENTY OF BEACHES FOR RELAXING OR WATERSPORTS

FLAT PLOT AND CYCLE ROUTE TO DENIA

BUILD 72M2 PLUS ROOF TERRACE

50M TO THE BEACH (END OF THE ROAD)

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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.



This beach house villa is for sale in Denia, near Ilfrateli restaurant. Built in 1975 and located next to the beach. This beach house is only 50 metres from the stunning blue flag beaches. With 2 bedrooms, 1-bathroom, private roof terrace, this house is a beach lovers dream home. No work required with a modern bathroom and kitchen, separate utility area. An excellent location and a very good price. Cycle route to Denia, El Verger and in walking distance of restaurants and supermarket.

This beach house for sale in Denia has 2 bedrooms, 1 shower room, naya, roof terrace, sitting room, modern kitchen and is only 50 meters to the beach. No work required and ready to move into, this is a fabulous opportunity to own a house right next to the beach.

The approach is via a gated private naya which has space for seating and dining and a door leading to the open plan living accommodation.

Lounge dining room with a window tho the front elevation, dining space and relaxing space, air conditioning unit, breakfast bar and an open kitchen.

Kitchen with a range of base and wall units, built in oven, hob, single sink with mixer tap over, space for upright fridge freezer, window and door to the rear courtyard.

Courtyard with space and plumbing for washing machine, space for dryer and a work surface over and stairs leading to the roof terrace.

Roof terrace is a good size for entertaining and it has lighting, a store room used as an occasional bedroom with a window and lighting. The roof terrace has an awning and has the scope to be made into a beautiful outside room. A real suntrap.

Bedroom 1 with fitted wardrobes window to the front, lighting, tiled floor and nicely decorated.

Bedroom 2 is a good size bedroom with a window and lighting.

Shower room with a walk in shower, W.C, vanity unit with drawers beneath and wall mirror and lighting over, window with obscure glazing and a tilt opening action.

At the end of the road is the beach, the beaches are all blue flag and there are miles of golden sand and pretty protected sand dunes.

The local area has plenty of restaurants, tapas bars, water sports centres, lovely walks and a cycle route to Denia. Very popular location for the Scandinavians as the area is flat along the coast it is great for the outdoor people. Local supermarkets, other close towns, El Verger, Els Poblets and then Denia.