



H2S3545

Villa in Sanet y Negral

185,000€

3 DOUBLE BEDROOMS. 2 BATHROOMS

WALKING DISTANCE TO TOWN FACILITIES

LOCAL MUNICIPAL SWIMMING POOL

WALKING DISTANCE TO LOCAL RESTAURANTS

SPACIOUS GARAGE AND WORKSHOP

NO WORK REQUIRED. OWNERS DOWNSIZING

LIVED IN BY CURRENT OWNERS FOR 21 YEARS. HAPPY HOUSE.

BUILD SIZE 135M². PLOT SIZE 444M²

IBI 237€ AND BASURA 150€ PER YEAR. NO COMMUNAL FEES

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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.

South facing detached family villa with 3 double bedrooms, 2 bathrooms, sitting room with wood burner and air conditioning, separate dining room, kitchen, roof terrace, garage with workshop and plenty of storage. Within walking distance to the local swimming pool, restaurants and the beautiful walking routes around the countryside.

The approach to the villa has a driveway leading to the garage, outside lighting around the villa and steps to the main house.

Terrace at main entrance has space for table and chairs, under stairs store cupboard, lighting and a door to the reception porch with lighting and main door into the villa.

Sitting room with a feature fireplace with an inset wood burner, the ceiling is barrelled with exposed timber beams, 2 ceiling lights, window and double opening doors leading to the naya, square arch into the inner hallway breakfast bar to the kitchen.

Kitchen with a range of base and wall units, 1 and $\frac{1}{2}$ sink and drainer with mixer tap over, fitted oven, hob and extractor, window to the side elevation, space for upright fridge freezer, ceiling lighting and a door to the dining room.

Dining room with high vaulted ceilings and exposed timber beams, window to the side elevation and a window to the front elevation with views over the valley, wall lighting and sliding patio doors leading to the naya.

Naya is the outside sitting room with views over the Orba valley, plenty of room for sofas, dining and entertaining. Wall lighting and exposed timber beams to the ceiling.

Inner hallway with doors leading to the 3 bedrooms and family bathroom.

Bedroom 1 with a window to the side elevation, wall lighting, built in wardrobe and en suite shower room.

En suite shower room with a walk in shower cubicle, wash basin with wall mirror and lighting over, W.C and window.

Bedroom 2 with a window to the front elevation and valley views, built in double wardrobe with cupboards over and wall lighting.

Bedroom 3 is the smaller of the double bedrooms with a window to the side elevation, built in double wardrobes with cupboards over, lighting and high vaulted ceiling.

Family bathroom with full length bath and shower over, W.C, bidet, wash basin, window and lighting.

Outside: Roof terrace with lovely views over the countryside and the Orba valley.

Terraces either side of the house with space for a Jacuzzi or hot tub. Very low maintenance gardens and garden lighting.

Garage has a single up and over door, inside is very spacious with a workshop, room for car, motorbikes and bicycles. Light and power points.

The owners live here permanently for 21 years and are downsizing due their age. They are going into a retirement complex. The house is legal and registered with no debt, embargos or any other encumbrances.