



H2S3548

Villa in Oliva

265,000€

3 DOUBLE BEDROOMS. 2 BATHROOMS

PRIVATE SWIMMING POOL. WONDERFUL GARDENS

1ST FLOOR LIVING ACCOMMODATION. VIEWS OVER GARDENS AND POOLSIDE

SPACIOUS HOUSE AND ROOM FOR MORE ACCOMMODATION IF REQUIRED

IBI 138€ PER YEAR. BASURA 60€ PER YEAR

NATURE RESERVE WITH WALKING AND CYCLING ROUTES

CLEAN, MODERN KITCHEN AND BATHROOM

OUTDOOR NAYAS' ONE ON GROUND FLOOR AND ONE ON FIRST FLOOR

A REAL FAMILY WELL LOVED HOME

CLOSE TO OLIVA NOVA GOLF COURSE AND EQUESTRIAN CENTRE.

Hello2Spain.com

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.

This BEAUTIFUL villa for sale is situated in Font Salada nature reserve, near Oliva, Oliva Nova Golf and Equestrian centre. With 3 double bedrooms, family bathroom with a separate shower cubicle, en suite to the master bedroom, private swimming pool with plenty of sunbathing space on the terrace. Garage, plenty of off-road parking and very pretty gardens with an abundance of plants, trees and seating areas.

The approach to the villa is via an electric gate and vehicular access to a welcoming winding driveway, off road parking for many vehicles, car port for 2 cars, garden lighting and one of the prettiest driveways lined with palm trees and past the gardens with an array of colour.

The 1st floor is where the main accommodation is accessed via a staircase to the side of the villa.

The front of the main living accommodation has a spacious Naya with feature arches to make the most of the views over the garden, relaxing on the sofa enjoying the warm air of the Spanish sun what a fabulous place to relax. The other end of the Naya has a dining table and chairs for outdoor entertaining. Wall Lighting and views over the gardens and swimming pool.

Reception hall with lighting and doors off to:

Sitting room with an inset wood burning stove and a feature fireplace surround, two windows' one o the front and one to the side elevation, hot and cold air conditioning unit, wall lighting and an open arch leading to the kitchen breakfast room.

Kitchen breakfast room with a window to the side elevation, a range of base ad wall units, single sink with mixer tap over, fitted oven, microwave, hob with extractor over, dishwasher, wine rack, pull out drawers, inset spotlighting and a cupboard housing the fridge freezer and additional storage.

Bedroom 1 the master bedroom with double opening doors with a Juliette balcony overlooking the swimming pool, hot and cold air conditioning unit, ceiling light, built in double wardrobe with cupboards over and ensuite.

Ensuite with a W.C, wash basin, window and lighting.

Bedroom 2 is a double bedroom with double opening doors with a Juliette balcony overlooking the swimming pool, window too the front elevation, hot and cold air conditioning unit and ceiling light.

Bedroom 3 is a twin bedroom with double opening patio doors with a Juliette balcony overlooking the swimming pool, hot and cold air conditioning unit, ceiling light and built in double wardrobes with cupboards over.

Family bathroom comprising full length bath, wash basin, W.C, shower cubicle with a jacuzzi spa shower, two windows and ceiling inset spotlights.

Ground floor naya with wall and ceiling lighting, balustrade and pretty arches overlooking the gardens and the water feature. Space for table and chairs and access to the garage.

Garage (no car access) is very spacious and has a door leading to a further room and from this 2nd room you can access the utility room. Ground floor is the same size as the 1st floor, so if you wanted to make extra accommodation it is very feasible. It would be possible to make access to put the car in if you wanted to.

Utility room with tiled flooring, space and plumbing for washing machine, hot water cylinder, window, door leading to another room which is secure and a door leading to the side of the house near the main steps and BBQ area.

Poolside has a spacious terrace for sunbathing and the pool has Roman steps which makes it easy to get in and out of. Wall lighting, shower and steps leading to the side of the house and the front of the house.

BBQ area with a good size BBQ for cooking, a well with natural water supply for the pool and garden

Gardens are very well maintained with plenty of fruit trees including nispros, olive, orange and fig trees. Plenty of plants indigenous to the local area which makes it feel like a real Spanish house in the countryside. There is an aviary which could quite easily be a

kennel if required.

The local area is renowned for its outstanding beauty with cycle routes and walking routes through the Marjal national park. The spring water lake is crystal clear and has been known for the healing properties in the water. With a local restaurant and bar within walking distance. The road to Oliva is just a few kilometres away and likewise are the beaches. So if you are an active family or couple then this would be an ideal place to live.

Oliva Nova Golf course is very popular and the green fees are quite reasonable.

Oliva Nova equestrian centre hold international competitions and owners fly their horses in from all over the world.

Beaches are blue flag beaches, just stunning there is a part of a beach for everyone, the quiet laid back areas, dog walkers, horse riders, water sports and some of the fiestas are held on the beaches, so have a look at the local tourist information centre to get your guide book.

VIDEO AVAILABLE: <https://youtu.be/KE-XFDQxHuc>