



H2S3574

Villa in La Sella Golf Resort

349,000€

SUBSTANTIAL 207M² BUILD. 1108M² PLOT

3 DOUBLE BEDROOMS, 3 BATHROOMS

CENTRAL HEATING, DOUBLE GLAZING

PRIVATE SWIMMING POOL

STUNNING VIEWS, SEA, GOLF COURSE, MONTGO

WINTER SUN AND PLENTY OF SUMMER SUN

WALKING DISTANCE TO TENNIS CLUB, HORSE RIDING, SHOP, 2 RESTAURANTS

10 MINUTES TO BEACHES, 4 MINUTES TO MOTORWAY

BEAUTIFUL WALKING ROUTES INCLUDING TO PEDREGUER TOWN

IBI 603€. BASURA 88€ COMMUNAL FEES 300€ PER YEAR

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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.

Detached villa for sale on La Sella Golf and Tennis resort near Denia. This 3-bedroom detached villa has a private swimming pool, off road gated parking, central heating, double glazing, air conditioning, 3 bathrooms, various terraces for seating, dining and entertaining. Spectacular SEA and mountain views.

The approach to the villa has a pedestrian gate and a vehicular gate for off road parking. Gas casita for the central heating, steps with a hand rail leading down to the main entrance to the villa.

Dining terrace with a canopy and wisteria climbing plant for shade as this area gets the winter and summer sun, view over the swimming pool and towards the sea. Canopied porch with security door, light and door to the sitting room.

Sitting room is a spacious room with plenty of character, exposed timber beams, barrelled ceilings, ceiling fans and lighting, radiators, window to the side elevation overlooking the pool, window to the front with sea views, wood burning stove inset into the fireplace with mantle over, open arch to the kitchen. Sliding patio doors leading to the enclosed naya. Open arch to the dining room. Staircase to the lower floor.

Naya with the most impressive views towards the sea, overlooking the valley, La Sella Golf course, two large tosca stone arches with double glazed windows to enjoy the magnificent views and a useable room in the winter months. Great for entertaining and dining with guests.

Kitchen breakfast room with a window to the rear of the villa, a range of base and wall units, fitted oven, hob and extractor over, fitted fridge freezer, 1 & $\frac{1}{2}$; stainless steel sink and drainer with a mixer tap over, built in dishwasher and lighting.

Dining room with a window to the rear, radiator and ceiling light.

Bedroom 1 is a double bedroom with a window to the front elevation enjoying the panoramic sea views, radiator, ceiling fan and light, two sets of built in wardrobes with cupboards over and a door to the naya.

En suite bathroom with a full-length bath and mixer tap and shower over, window to the side elevation, W.C and vanity unit with mirror and lighting over.

Bedroom2 is a double bedroom with a window to the side elevation enjoying views towards La Sella Golf course, Montgo national park and mountain, ceiling fan and lighting and built in double wardrobes with cupboards over.

Family shower room with a walk-in shower cubicle, window to the side, W.C, vanity unit with cupboards beneath and wall mirror and lighting over.

Downstairs is an apartment, ideal for family and having privacy when guests or family come for holidays. With a terrace at the front for dining and the most spectacular sea views, golf course and mountain views.

Accessing from the outside with an independent door leading into the study area, arches leading into the sitting room, radiator the current owners have screens up to divide the study from the sitting room.

Sitting room with two sets of double built in wardrobes with cupboards over, window to the side elevation overlooking the swimming pool, radiator, ceiling light and fan, stairs to the first floor. If you wish to have this as a separate apartment you could put a door on the entrance to the stairs. Door to the under build with storage, door to kitchenette and utility area.

Kitchenette with a window to the side elevation, radiator, space and plumbing for washing machine, 1 & $\frac{1}{2}$; sink and drainer with mixer tap over, space for upright fridge freezer. There is not cooking facilities as the current owner does not rent the house out, they use this for their family and friends who eat with them.

Bedroom 3 is a generous size double bedroom with 2 windows, 1 to the front to enjoy the sea views and 1 to the side to enjoy the mountain and golf course scenery. A door to the front elevation and lighting.

Shower room with a walk-in shower cubicle, vanity unit with cupboards beneath and wall mirror over, W.C, window to the side and lighting.

Outside, the pool area is a lovely private space, perfect for lounging on the sun lounger on a hot summers' day, pool room with storage, this would make an ideal outdoor kitchen or just useful storage for the garden furniture in the winter months when not in use. The pool has corner Roman steps which make the pool easy for swimming lengths, outdoor shower,

Mature shrubs, plants and trees around the garden including fruit trees and plenty of plants indigenous to the local area. Low maintenance and terraced with pathways winding around. Ideal for the gardener who may wish to grow their own fruit and vegetables.

The local area has plenty of things to do and enjoy. La Sella golf course is just a few minutes drive, tennis club equestrian centre, petanque courts, chemist, shop and 2 restaurants in walking distance.

The Albarda gardens are just stunning and they are open to the public. They hold classical concerts in the summer months during the rest of the year you can have a leisurely walk around the gardens to see the local indigenous plants, trees and wildlife.

Buddhist centre hold Yoga and Meditation lessons.

Mountain walking routes with stunning scenery, various routes of different abilities. 1.5km walk to Pedreguer town. Beaches are a 10 minute drive or a cycle ride away, main supermarkets can be found in La Xara, Pedreguer and Denia.

Montgo National park and mountain with more stunning walking routes and fabulous views.

Beaches have various water sports or if you prefer the relaxing quiet beaches you have these here too. The local area has an abundance of history and the town of Pedreguer hold all the traditional fiestas.