



H2S3577

Villa in Sanet y Negrals

500,000€

4 BEDROOMS. 3 BATHROOMS

PRIVATE 9 X 5M SWIMMING POOL

300M² BUILD. 3200M² PLOT

IBI 490€ PER YEAR. BASURA 120€ PER YEAR

OUTBUILDING WITH POOL PUMP AND WORKSHOP

DOUBLE GLAZING, CENTRAL HEATING AND AIR CONDITIONING

FLAT PLOT EASY TO MAINTAIN WITH GARDEN IRRIGATION SYSTEM

SITTING ROOM WITH INGLENOOK FIREPLACE

WALKING DISTANCE TO TOWN AND COUNTRYSIDE WALKING ROUTES

GARDEN IDEAL FOR VEGETABLES OR FRUIT TREES

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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.

Villa for sale in Sanet Y Negral with a flat plot of 3200m² and a build size of 300m². 2 Bedrooms and 2 bathrooms on the ground floor and 2 bedrooms, 1 bathroom on the 1st floor. Private 9 x 5m swimming pool, workshop, central heating, double glazing, air conditioning and beautiful views of the mountains surrounding the valley.

The approach to the villa is via an electric gated entrance with outside lighting and plenty of off-road parking for cars, motorhomes, vans etc. car port for 2 vehicles. My first impression was what a beautiful character house. Quiet location and very peaceful.

The entrance to the main reception has a security gate, canopied porch and door leading to the reception hall. Plenty of outside lighting including lights either side of the doorway.

Reception hall very welcoming and spacious with the original stone wall from the existing finca, owner thinks about 100 years old. Radiator, window to the rear overlooking the courtyard, 2 obscure glazed windows either side of the door, 2 double opening part glazed doors leading into the sitting room, central ceiling light and a doorway to the guest accommodation.

Lounge dining room is full of charm and character with an inglenook fireplace as a main focal point in the room housing a wood burning stove and a mantle over, barrelled ceilings with exposed timber beams, 2 ceiling lights, wall lighting, air conditioning unit, 3 radiators, window to the front elevation, door to the kitchen and double opening sliding patio doors with windows either side leading to the naya, gardens and poolside.

Naya is very spacious with plenty of space for entertaining guests with 2 ceiling fans and lights, wall lighting and magnificent views of the mountains, poolside and garden. 3 pull down blinds are fitted to the arches for shade from the summer sun and a door leading to the kitchen.

Kitchen has a range of base and wall units, 2 and $\frac{1}{2}$ sink and drainer with a mixer tap over, window to the rear overlooking the poolside with a backdrop of pretty mountains. Fitted oven, 5 ring gas hob and extractor over, microwave, upright fridge freezer, door to the breakfast patio, air conditioning unit, dishwasher, radiator and central work station.

Bedroom 1 is a beautiful suite on a corner position enjoying views over the poolside and over the orange groves, ceiling light and fan, air conditioning unit, radiator, dressing room with 2 sets of triple built in wardrobes with a mirror robe in the middle, window overlooking the orange groves and an ensuite.

Ensuite has a full-length bath with a mixer tap over, spacious walk in shower cubicle, vanity unit with wall mirror over and cupboards beneath, ceiling light and fan, heated towel rail, wall mounted cabinet, W.C, bidet and an obscure glazed window.

Other side of the villa in the guest accommodation. From the reception hall there is an inner hallway with a radiator, under stairs store cupboard, stairs to the first floor, door to courtyard and doors off to:

Bedroom 4 with a corner position and views towards Sanet Y Negral from one window and views over the orange groves from the other. Air conditioning unit, ceiling light and fan and a radiator.

Guest shower room with a spacious walk in shower cubicle, wash basin with wall mirror and lighting over, ceiling lighting, W.C and a window with obscure glazing.

Utility room with a floor mounted oil fired boiler, washing machine, freezer, tumble dryer, 2 windows, 1 to the front and 1 overlooking the courtyard for the washing line, radiator and lighting.

1st floor landing with a window, lighting and doors off to:

Bedroom 2 is a beautiful guest suite with 2 windows, 1 to the front with views towards Sanet Y Negral and 1 to the rear with views of the garden and backdrop mountains. Beautiful view. Ceiling light and fan, air conditioning unit, triple built in wardrobes and a radiator. Plenty of space for a dressing area and even a small sofa.

Bedroom 4 is a corner position with 2 windows and views towards Sanet Y Negral and over towards Montgo mountain, air conditioning unit, radiator and triple built in wardrobes.

Family bathroom and shower room with a full-length bath and mixer tap over, walk in shower cubicle, radiator, obscure glazed window, W.C, bidet and a vanity unit with cupboards beneath and wall mirror and lighting over.

Outside the gardens are in two plots for ease of maintenance. The main garden is enclosed by fencing and at the bottom of the garden is a gate leading to the orange and fruit groves. The main garden is beautiful and easy to maintain being on a flat plot. Spacious entertaining terraces, gazebo for BBQ dining, 9 x 5m swimming pool with Roman steps leading into the pool, garden irrigation system watering the beautiful plants, fruit trees and shrubs indigenous to the local area.

Plenty of outside lighting, courtyard to the side of the villa used for the washing line with doors leading into the inner hallway and kitchen.

Garden store room with 2 windows making it light and bright, plenty of shelving, housing the pool pump. To the side of the garden room is a covered area which would make an ideal Paella house or BBQ house.

Additional information about the property. The windows are tilt opening which means you can leave the window open during the evening and when you go out as they cannot fully open in this position. When you are in you can open the window fully also the windows have shutters and mosquito nets. Oil fired gas heating system. The villa has been built by the current owners and it was completed in 2003, previously was a small finca for the orange farmers. All legal and registered.

The villa is in walking distance to the town of Sanet Y Negrals, the town is on a bus route to Denia and Orba and in the car about a 5 minute drive to the main shopping centre of Ondara. The beaches are around a 15 minute drive away. The location is superb for the country lover who does not want to be isolated and yet enjoys the quietness of the countryside. Plenty of walking routes around the orange groves which are clearly marked to show you the way.