



H2S3591

Villa in Denia

689,000€

FRONTLINE VILLA FOR SALE IN DENIA

PRIVATE GARDEN FRONT AND REAR

OFF ROAD GATED PARKING

VARIOUS TERRACES WITH SEA VIEWS

2 SEPARATE APARTMENTS WITH AN INTERNAL STAIRCASE

IDEAL LOCATION FOR THE BEACH LOVER

IBI 616€ AND BASURA 125€ PER YEAR

BUILD SIZE 150M<sup>2</sup> AND PLOT SIZE 650M<sup>2</sup>

WALKING DISTANCE TO RESTAURANTS AND SHOPS

BUS ROUTE AND CYCLE ROUTE TO DENIA

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.

BEACH HOUSE for sale in Denia. This villa is two separate apartments owned by two brothers. The ground floor is independent yet has a connecting door and internal staircase. The first floor is also independent with an internal staircase leading to the ground floor. 4 bedrooms, 3 bathrooms, gardens, parking, beach and in walking distance to restaurants, supermarkets and a cycle route to Denia town.

The approach to the villa has a gated entrance and a driveway and parking for several cars. Garden with summer houses previously used for chickens and an array of plants and shrubs indigenous to the local area.

Canopied porch with outside lighting, seating and a door to the ground floor accommodation, stairs to the first floor accommodation and a side entrance to the beach and rear garden.

Ground floor reception hall with doors off to 1st floor, kitchen, bedroom, shower room and lounge dining room.

Lounge dining room with windows to the rear garden and the beach, open fireplace, hot and cold air conditioning unit, door to the beach and rear garden and lighting.

Kitchen with a range of base and wall units, window overlooking the front garden and drive, free standing cooker, double sink with a mixer tap over and space for upright fridge freezer.

Bedroom 4 is a double bedroom with a window to the front elevation, built in double wardrobes and lighting.

Shower room with a walk-in shower, vanity unit with drawers beneath, W.C, window, airing cupboard and lighting.

1st floor accommodation.

Reception hall with a door to the side entrance, lounge dining room, kitchen, bedrooms 1, 2, 3 and shower room.

Lounge dining room with views over the beach and sea, wall lighting, ceiling light, hot and cold air conditioning unit, wood burning stove and door to the terrace.

Terrace with plenty of seating and dining space overlooking the rear garden, beach and the sea.

Kitchen with a range of base and wall units, single sink and drainer with mixer tap over, window to the front elevation, fitted oven, hob and extractor, space and plumbing for dishwasher, wine rack, space for upright fridge freezer, wall mounted boiler for hot water and lighting.

Bedroom 1 is a double bedroom with high ceilings with exposed timber beams, a window to the front elevation and a corner bath. Door to the wash basin and W.C.

Bedroom 2 is a double bedroom with a window overlooking the terrace with sea views and lighting.

Bedroom 3 is a double bedroom with a window, built in wardrobes and lighting.

Family shower room with a walk-in shower cubicle, vanity unit with drawers beneath, W.C, space and plumbing for a washing machine, window and lighting.

This is a great opportunity to buy a beach house with plenty of space for a family. It has two separate deeds one for each floor, so this could be converted into two independent apartments. It is a rare opportunity to buy a house in such a prime location. If you can afford it, I would suggest booking a viewing as soon as possible. If you are serious about buying a beach house a video link can be made via WhatsApp on request. VIDEO AVAILABLE