



H2S3594

Villa in La Sella Golf Resort

550,000€

CHARACTER. PRIVATE PLOT. BEAUTIFUL GARDENS

PRIVATE SWIMMING POOL WITH ROMAN STEPS

WALKING DISTANCE TO 2 RESTAURANTS, MINI SUPERMARKET, TENNIS CLUB, HORSE RIDING

166 BUILD PLUS TERRACES

3 DOUBLE BEDROOMS. 2 SHOWER ROOMS

VARIOUS TERRACES FOR SETING RELAXING AND DINING

CLOSE TO LA SELLA URBANISATION, NO COMMUNAL FEES

2493M<sup>2</sup> PLOT, PLENTY OF PARKING AND MAINTAINED GARDENS

Villa for sale on the outskirts of La Sella Golf resort. No communal fees. Built in 1970 on a flat plot with private gardens and off-road parking for many vehicles. Walking distance to restaurants, mini supermarket, tennis club, horse riding and a short drive to La Sella Golf, Denia, La Xara and Pedreguer.

The approach to the property is via a gated entrance and a beautiful tree lined drive leading to the house with plenty of parking for several vehicles.

Sitting room with a wood burning stove, exposed timber beams and barrelled ceilings, ceiling light, stairs to the first floor, open arch to the kitchen, 2 windows, wall mounted radiator, arch to the dining room.

Kitchen with a range of base and wall units, free standing cooker with extractor over, space for dishwasher, exposed timber beams and barrelled ceilings giving the feeling of a true Spanish house, doors leading out to the gardens, wall mounted radiator and ceiling lighting.

Dining room with exposed timber beams to the ceiling, doors leading out to the garden and a lovely picture window with a view of the garden, ceiling lighting, air conditioning unit, wall mounted radiator.

Bedroom 1 on the ground floor, with exposed beams to the ceiling, window and door leading out to the garden, wall mounted radiator, wall lighting, air conditioning unit, built in wardrobes.

Shower room with a walk-in shower, was basin, W.C, window and lighting.

Landing is a library with plenty of seating and relaxing space for reading, working or studying, exposed timber beams to the ceiling, lighting and air conditioning unit. Doors off to:

Bedroom 2 on the first floor, with double opening doors and a Juliette balcony, exposed timber beams to the ceiling, ceiling light.

Bedroom 3 on the first floor with a window overlooking the garden, exposed timber beams to the ceiling and lighting.

Shower room with a walk-in shower cubicle, window, W.C, wash basin and lighting.

Gardens are mature and are very well established providing plenty of privacy.

Courtyard and dining terrace with lighting and direct access to the house.

Summer seating and relaxing terrace with a covered roof, lighting and is ideal for those hot summer evenings to entertain friends.

BBQ house with a sink, work surface with fridge beneath and space for cooking.

Natural well, this has been made into a feature and not just a hole in the ground, with a Perspex top and beautiful brickwork.

Swimming pool with Roman steps and a beautiful terrace for sunbathing or entertaining.