



H2S3595

Villa in La Sella Golf Resort

545,000€

3 BEDROOMS, 2 BATHROOMS,
COUNTRYHOUSE

COUNTRY GARDENS WITH OUTDOOR KITCHEN

DOUBLE GARAGE, PLENTY OF PARKING

CENTRAL HEATING, DOUBLE GLAZING, SOLAR
AND MAINS

BUILD 250M². PLOT 9000M² SMALL HOLDING

STABLES, Paddock, FRUIT ORCHARDS

PRIVATE SWIMMING POOL, POOLSIDE
SHOWER

SPACIOUS SITTING ROOM WITH WOOD
BURNER

TWO WATER SUPPLIES, MAINS AND
ARGICULTURAL

CLOSE TO LA SELLA, DENIA, JESUS POBRE,

Villa for sale on the outskirts of La Sella Golf resort. A beautiful country house with 9000m² of land, 250m² build in a the most charming of locations. Quiet, private and a no through road. The land is divided into different sections, paddock for horses/donkeys, grapefruit and orange orchards, the house and garages. House with 3 bedrooms, 2 bathrooms, swimming pool with an outdoor shower, outdoor kitchen and plenty of seating and dining areas.

The approach to the villa has a gated entrance and off-road parking for several vehicles. A detached double garage with a door leading into the garden. The first impression is what a beautiful rural garden with palm trees and many other plants and trees indigenous to the local area including the carob which looks quite historical.

The main door of the villa leads into the dining room, with two sets of sliding double glazed patio doors leading to the garden and with the most wonderful view overlooking the gardens, fish pond and other wildlife and benefits from being south facing. Ceiling light and beautiful barrelled ceilings with exposed timber beams and a radiator. Two archways leading into a very spacious sitting room.

Sitting room with the continuation of the exposed timber beams and barrelled ceilings. A wood burning cassette inset into a corner fireplace with a brock surround and mantle over. Two windows to the rear garden aspect and radiator. Two doorways leading into the kitchen and a door leading into the inner hall.

Kitchen with a range of base and wall units, wine rack, 1 & $\frac{1}{2}$ sink with a mixer tap over, fitted oven, hob and extractor over, window overlooking the rear garden, space for upright fridge freezer, door to the boiler room.

Inner hallway leading to bedroom 3 and shower room on the ground floor. Staircase leading to the 1st floor and a very useful office/study area.

Bedroom 3 downstairs is a double bedroom with two sets of built in double wardrobes with cupboards over, radiator and a double-glazed window overlooking the poolside.

Shower room downstairs with a jacuzzi shower, W.C, wash basin, bidet and a double-glazed obscured window.

1st floor landing with a library area and doors off to bedrooms 1 & 2 and family bathroom.

Bedroom 1 is a generous double bedroom with a window to the rear overlooking the fruit orchard, window and door leading to the terrace at the front and a door to main bedroom terrace. A wall full of built in wardrobes, radiator and lighting.

Bedroom 2 is a double bedroom with two sets of built in wardrobes with cupboards over, lighting. Radiator and a double-glazed window and door leading to the terrace.

Family bathroom with a full-length bath and shower over, bidet, wash basin, radiator, space and plumbing for the washing machine, lighting and a double-glazed window.

Separate W.C with a toilet, wash basin, lighting and a window.

Terrace off bedrooms 1 & 2 is a very good size with plenty of space for enjoying the morning sunshine with breakfast. This terrace has a lovely view over the swimming pool, fish pond, palm trees, carob tree and gives access to the roof terrace.

Roof terrace is small but has splendid views towards Montgo mountain and Denia with a glimpse of the sea. The main roof of the house has several solar panels used for hot water.

Gardens and grounds are quite tranquil with a main water feature fish pond with a water fountain for oxygenation of the pool for the fish, turtles and other wild life in the pond. The main dining terrace has an awning for shade against the hot summer sun as this is south facing.

The outdoor kitchen is very well equipped with a sink, dishwasher, fridge, BBQ and paella with a chimney, hob and a deep fat fryer.

The swimming pool is an 8 x 4 metre pool and is not deeper than 1.5 metres ideal for swimming. The poolside has plenty of sunbathing space, an outdoor shower with both hot and cold water.

Pool house has the filtration system in for the running of the pool. Next to the pool house is the chicken and duck shed with an enclosure.

The rear of the property has two stables which were previously used for sheltering two donkeys, both have food and water troughs.

An additional shed used for storing the garden equipment.

A vegetable garden, a paddock, a small vineyard with additional solar panels for electricity for the main house. (not the only supply the house has mains electricity too)

Over the lane is an additional plot of land which has grapefruit trees, mandarin trees and orange trees this is a working orchard so if you want to sell the fruit you can. If not, you can keep it all and make plenty of delicious recipes.

Double garage with two up and over doors a good size garage which means when you drive in you can open your doors of the car. There is then a pedestrian door leading straight into the garden.

The owners have lived here for 21 years and over that time they have had over 100 animals all loved and cared for, donkeys, dogs, cats, ducks and there is an old duck pond that could be restored. The house is a home rather than just a holiday home and would benefit from a family or couple who would appreciate the property as much as the current owners. They are moving as they are now older and have bought an apartment in one of the local towns.

The property has mains water and electricity; however, they have tried to be as self sufficient as they can over the years, they collect the rainwater in a deposito (60,000 litres) for the use of grey water in the house. The solar panels generate enough electricity for them to only have a 30€ bill per month which is extremely cheap.

There are two types of water supplied to the house, the mains water and agricultural water for the orchards and gardens.

The price is negotiable as the owners have bought their next property and are ready to move.

Locally there is La Sella Golf course, La Sella Tennis club, two restaurants in walking distance, Denia is 10 minutes by car or a short cycle ride as there are no steep hills to cycle, the beaches are 10 minutes away. Local walking routes are plentiful, Montgo national park and mountain with various footpaths of different abilities, La Sella has many footpaths and of course the country lanes.

AP7 motorway is a 5-minute drive, alongside La Xara, Pedreguer, Ondara, Jesus Pobre, Javea and many of the other local small towns. So, there is plenty to see and do within a few minutes away.