



H2S3599

Villa in Denia

745,000€

EXCLUSIVE VILLA WITH 5 BEDROOMS. 3 BATHROOMS

MASTER BEDROOM WITH EN SUITE AND DRESSING AREA AND TERRACE

SWIMMING POOL WITH SHOWER ROOM, SUNBATHING TERRACE AND SEA VIEWS

BUILD SIZE 277M<sup>2</sup> PLOT SIZE 1200M<sup>2</sup>

AMAZING SEA AND MOUNTAIN VIEWS WITH WINTER SUN

VARIOUS TERRACES AROUND THE VILLA FOR DINING, SEATING AND ENTERTAINING

OFF ROAD PARKING FOR 3 VEHICLES. GARAGE AND 2 CAR PORTS

FIXED PRICE NON NEGOTIABLE

Detached villa for sale in Denia with outstanding views of Denia Marina, Montgo Mountain and the Mediterranean Sea. Private off-road parking, garage, car port, underfloor heating, double glazing, air conditioning, many terraces for entertaining or relaxing, private swimming pool, sea views from sitting room, master bedroom, dining room, naya and poolside.

The approach to the villa is via a pedestrian gate, garage with direct access into the house and from one of the car ports. (there are two)

Seating terrace to the front and a canopied porch leading to the reception hall. Reception hall with doors off to bedrooms, family shower room, stairs to master bedroom and stairs to the sitting room and main living accommodation.

L-shaped lounge dining room with a pellet burning stove, inset spotlights, dining table lighting, picture window to the sea views, 2 sets of double opening patio doors and a large sliding patio opening door leading to the terrace and naya. All positioned to enjoy the most magnificent views towards the sea and Montgo mountain.

Kitchen with a range of base and wall units and this was installed around 2 years ago, fitted dishwasher, oven, microwave, hob and extractor. Window to the front elevation with sea views and a door to a terrace dining area.

Master bedroom with sliding patio doors leading to a private terrace with wonderful views of the Mediterranean Sea and Montgo mountain. Ensuite bathroom with a jacuzzi bath, walk in shower cubicle, vanity unit with wash basin and wall mounted mirror over, 2 windows with sea views and lighting. Dressing area with built in wardrobes with a mirror robe and lighting.

Bedroom 2 with a window to the rear elevation and lighting.

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

Bedroom 3 is a double bedroom currently used as a gymnasium with double opening patio doors leading to the terrace.

Bedroom 4 is a single bedroom with window to the front and rear elevation currently used as office number 2.

Bedroom 5 is a double bedroom with sliding patio doors leading to the terrace and beautiful sea views. A door leading to the garage.

Garage with an electric up and over door.

Garden with many different terraces some to the front and some to the rear and sides. Fish pond which is well stocked with fish and a water feature. Store rooms, and swimming pool pump rooms, fabulous dining terraces with views over the Mediterranean Sea and Montgo Mountain.

Swimming pool is kidney shaped with Roman steps, sea views and benefits from a spacious terrace for sunbathing or entertaining and a poolside shower room with a W.C and wash basin.

Summer house on the lower terrace is a relaxing place to just sit and take in the view, various fruit trees, oranges and lemons, outside lighting, security cameras surround the villa.

This villa is all about the breath-taking views, elevated enough to enjoy the winter sunshine.