



## 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, SEATIN AND ENTERTAINING

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

FIXED PRICE NON NEGOTIABLE

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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.



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.

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