



H2S3600

Villa in Denia

399,000€

4 BEDROOMS, 3 BATHROOMS

SEPARATE 1 BEDROOM GUEST APARTMENT

3 BEDROOMS MAIN VILLA, EN SUITE TO  
BEDROOM 1

PRIVATE POOL, GARDENS, VARIOUS  
TERRACES

OFF ROAD PARKING GATED DRIVEWAYS

VERY CLOSE TO LES ROTES NATURE  
RESERVE

SPACIOUS FAMILY HOME

LIGHT BRIGHT SITTING ROOM

BUILD 293M<sup>2</sup>. PLOT 861M<sup>2</sup>

IBI, BASURE TBC

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.

4 bedroom detached villa in Denia for sale. Off road parking for several vehicles, private swimming pool, mountain and sea views, separate 1-bedroom apartment, utility room, quiet and peaceful location near Las Rotas side of Denia.

The approach has two vehicular gates, one for the lower apartment with separate parking and an entrance for the main villa. Both gates are electric with 2 different key fobs. Off road parking and a car port, garden seating area with views of Montgo and the Mediterranean Sea and a pathway leading to the Naya entrance and a door leading to the sitting room of the main accommodation. A few steps leading down to the apartment and additional parking.

The Naya is used as the main entrance, with lighting, space for table and chairs and a secure door leading to the dining room.

Dining room with two arches, one into the sitting room and one leading to the sun room, Tosca stone fireplace with wooden mantle and inset wood burner. Window to the rear elevation and beautiful exposed timber beams carrying on trough to the kitchen.

Kitchen with a range of base and wall units, fitted dishwasher, oven, hob and extractor, window to the front of the villa and plenty of work surface.

Sitting room is a light and bright reception room with two sets of patio door leading to the wrap around terrace, a window to the side elevation and open arch leading to the sun room. Two wall mounted electric stone radiators. The terrace off the sitting room is perfect for taking in the views of Montgo Mountain and the Mediterranean Sea, plenty of space for a table and chairs for entertaining.

Sun room is a light and bright room, ideal for reading and relaxing with two windows to the front elevation, wall mounted electric stone radiator and views of Montgo.

Bedroom 1 is a generous size bedroom with triple built in wardrobes, window to the front with views of Montgo and an en suite bathroom. En suite with a jacuzzi corner bath, separate walk-in shower cubicle, W.C, vanity unit with cupboards beneath and wall mirror over, window and lighting.

Bedroom 2 is a double bedroom with built in wardrobes, window to the front and double opening patio doors leading to the wrap around terrace, wall mounted electric stone radiator and an air conditioning unit.

Bedroom 3 is another generous size bedroom with built in wardrobes, window, air conditioning unit and a wall mounted electric stone radiator.

Family shower room with a walk-in shower cubicle, vanity unit with mirror over, W.C, electric towel heater and a window.

Ground floor accommodation accessed via a separate entry, plenty of seating and dining space outside some covered and some in direct sunlight. If you rented this out you would be able to give them their own privacy. There is access to the poolside via a staircase up the side of the property.

Independent apartment with entry into the kitchen.

Kitchen with a range of base and wall units, dishwasher, oven, hob and extractor, window, serving hatch to dining room and lighting.

Dining room with lighting and a serving hatch, wall mounted stone radiator, door off to bedroom.

Bedroom with a dressing area, air conditioning unit, wall mounted electric heater, window and an ensuite bathroom. En suite with a full-length bath and shower over, wash basin, W.C and a window.

Gardens are low maintenance and benefit from having different places to entertain. Poolside with plenty of sunbathing space and various other terraces for dining and entertaining.

This villa is a 3-minute drive to Les Rotes nature reserve an excellent location if you like walking routes. The town is just a 5-minute drive. The location is so peaceful and tranquil with lovely views to the mountain and the sea. A real family home with the benefit of an independent apartment for guests.