



H2S3601

Villa in El Verger

250,000€

3 KINGSIZE BEDROOMS WITH FITTED WARDROBES

PLENTY OF OFF ROAD PARKING

NAYA OVERLOOKING THE GARDENS

WALKING DISTANCE TO RESTAURANTS, BEACHES AND SUPERMARKETS

IBI 480€, BASURA 85€ PER YEAR

MASTER BEDROOM WITH EN SUITE SHOWER ROOM

ALL ACCOMMODATION ON ONE LEVEL. NO WORK REQUIRED

DOUBLE GLAZING AND SHUTTERS

BUILD SIZE 101M². PLOT SIZE 325M²

VIEWING RECOMMENDED. LOVELY HOME

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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 El Verger built in 2006. Within walking distance to the beaches and local restaurants, supermarkets and other amenities. 3 king size bedrooms, 2 bathrooms, double glazing, off road parking, private gardens enclosed for dogs or children and no work required. All accommodation on one level and ideal retirement home in the sun.

The approach has a vehicular gated entrance and a pedestrian entrance. There is off road parking for several vehicles including space for a motorhome and additional cars. A car porch for shade and low maintenance gardens. A pedestrian gate leading to the front Naya. Outside lighting, power and water tap.

Naya is open and a lovely place to sit in the shade of the summer and winter sun, the garden benefits from winter sun.

Lounge dining room with 3 double glazed windows to the front elevation and a window to the side elevation, 2 ceiling fans and lights.

Kitchen with a range of base and wall units, single sink and drainer with mixer tap over, fitted oven, hob and extractor over, dishwasher, upright fridge freezer, washing machine, ceiling lighting and a double-glazed window.

Inner hallway with a cloak's cupboard housing the hot water cylinder and storage. Doors off to:

Bedroom 1 is a king size bedroom with a double-glazed window, lighting and built-in wardrobes with hanging space, shelving over and sliding doors. En suite.

En suite shower room with a walk-in shower, W.C, bidet, wash basin with wall cabinet, mirror and lighting over, double glazed obscured window and ceiling lighting.

Bedroom 2 is a king size bedroom with a double-glazed window, lighting and built-in wardrobes with hanging space, shelving over and sliding doors.

Bedroom 3 is a king size bedroom with a double-glazed window, lighting and built-in wardrobes with hanging space, shelving over and sliding doors.

Family bathroom with a bath and shower over, W.C, bidet, vanity unit with a cupboard and drawers beneath wall mirror and lighting over, double glazed obscured window and lighting.

Gardens are low maintenance with no work required. With a range of fruit trees, lemon, orange, fig, almond and olive. Many other shrub borders with an array of plants indigenous to the local area.

Locally there is plenty to walk to, including one of the most popular chicken restaurants, the beaches which are all blue flag, supermarkets and many other local shops and restaurants. Sports centre with a swimming pool. (there is room at the villa to put in a pool if you want your own)

A short drive away are 3 golf courses, Oliva Nova, La Sella and Javea. Various equestrian centres, Ondara, Oliva Nova, La Sella are just a few.

Ondara shopping centre is a 5 minute drive, along with the AP7 autopista which is now a free road.

Denia is a short drive or bus ride away, however many people locally have bicycles with electric power and cycle to Denia and along the coast road there are many more supermarkets, restaurants and plenty of different beaches.

If you want to know anything else that may suit your needs please ask and we will find out for you.