



H2S3605

Villa in Denia

310,000€

6 DOUBLE BEDROOM. 3 BATHROOMS.

2 SEPARATE ACCOMMODATIONS

FURNITURE INCLUDED

PRIVATE POOL SECURE FOR CHILDREN OR PETS

CAR PORT, GARAGE, 2 ELECTRIC GATES, PLENTY OF PARKING

GARDEN WITH FRUIT TREES, VEGETABLE GARDEN

PEACEFUL LOCATION, GOOD FOR DOGS AND CATS

IBI 740€ & BASURA 210€ PER YEAR

WALKING DISTANCE TO BEACHES AND RESTAURANTS

CYCLE ROUTE AND BUS ROUTE TO DENIA

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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.

For sale near Denia, El Verger and Oliva Nova, this 6-bedroom detached villa with a private pool, 800m<sup>2</sup> flat plot with fruit trees and a vegetable garden, off road parking via electric gates is in excellent condition and would make a fabulous family home.

The approach is via an electric gate to the front with off road parking and an electric gate to the side with off road parking and a car port.

Outside lighting, lawn, vegetable garden, fruit trees and a private swimming pool which is fenced and secure for small children and animals. An outside shower and plenty of entertaining space, including an outdoor kitchen BBQ and Paella house.

The villa is on two levels with independent living accommodation on each level.

First floor is the main accommodation with a beautiful naya overlooking the gardens and pool.

From the naya a door leads to the open plan lounge kitchen dining room, a very sociable room for entertaining. Ceiling lights, air conditioning unit, 3 windows and a door leading to the private terrace for entertaining.

The kitchen has a range of base and wall units, window to the side elevation, double sink with a mixer tap over, fitted oven, hob and extractor over, space for an upright fridge freezer and lighting.

Bedroom 1 is a lovely size bedroom with built in wardrobes, lighting and an en suite shower room.

En suite shower room with a walk-in shower, W.C, pedestal wash basin with wall mirror over, bidet, window and lighting.

Bedroom 2 is a double bedroom with twin beds, built in wardrobe, lighting and a window.

Bedroom 3 is a double bedroom with built in wardrobe, lighting and window.

Family shower room with a corner shower cubicle, W.C, bidet, pedestal wash basin with wall mirror over and lighting.

Ground floor accommodation is as follows:

Reception hall with door to bedroom 4 and open arch to the sitting room.

Sitting room is very spacious and has plenty of space for sofas, tables and chairs, window to the side elevation and doors off to the garage and inner hall.

Kitchen with a range of base and wall units, fitted oven, hob and extractor over, window to the rear, double sink and mixer tap over and lighting.

Bedroom 1 is a double bedroom with a window, built in wardrobes and lighting.

Bedroom 2 is a double with twin beds, built in wardrobes, window and lighting.

Bedroom 3 is a double with a window and lighting.

Family shower room with a walk-in shower, vanity unit with cupboards and drawers beneath and a wall mirror over, bidet, W.C, lighting and a window.

Garage is used for storage with double opening doors leading to the car port entrance.

In the gardens behind the outdoor kitchen is a utility room with a W.C and wash basin, space and plumbing for a washing machine and a window.

The location is superb for people wanting to be able to walk to the beach, it is a 5-minute walk. The garden is enclosed and is dog friendly. The location is not on a main road and would be perfect for cats.

With 2 separate accommodations each 120m<sup>2</sup> so in total 240m<sup>2</sup> it would make a perfect business. Either for rentals or if a family wish to have separate accommodation then it would suit.

Viewing highly recommended and I am sure it will sell fairly quickly.

Locally you have 2 golf courses, Oliva Nova and La Sella Golf. Oliva Nova has an equestrian centre and a tennis club. A cycle route into Denia, El Verger and Oliva Nova the lanes are flat so are very popular with cyclists.

And of course, you have the stunning beaches, blue seas and golden sands.

Local restaurants to walk to and a 5-minute drive to the motorway which is not heard from the villa.