



H2S3626

Town house in La Sella Golf Resort

198,000€

3 DOUBLE BEDROOMS, 2 BATHROOMS

OPEN PLAN LOUNGE KITCHEN DINING ROOM WITH BREAKFAST BAR

PRIVATE REAR GARDEN, TERRACE AND OFF ROAD PARKING

ROOF TERRACE WITH AMAZING SEA, GOLF AND MOUNTAIN VIEWS

SECURE URBANISATION WITH 24 HOUR SECURITY

COMMUNAL POOL, NEVER OVERCROWDED

LOCAL GOLF, TENNIS CLUBS, HORSE RIDING, BHUDDIST CENTRE WITH YOGA

LOVELY MODERN HOUSE NO WORK REQUIRED

IBI 208€, BASURA 88€ PER YEAR. COMMUNAL FEES 1560€. PAID IN 2 INSTALLMENTS. BUILD 113M² PLOT APPROX 200M²

BUILT IN 2002. PAINTING CHARGE 78€ PAID EVERY 6 MONTHS

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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.

A perfect house in a perfect location. This 3-double bedroom, 2-bathroom end terrace has a massive roof terrace with sea, golf and mountain views. Plenty of space for all year round living or an ideal lock up holiday home. Situated on La Sella golf resort with a communal pool, off road parking, hot and cold air conditioning, double glazing and private rear garden.

The approach to the house has off road parking for 1 vehicle, a canopied porch with lighting and a door leading into the reception hall.

Reception hall with lighting, spacious store cupboard, door to downstairs shower room, open plan lounge kitchen dining room.

Lounge area with open fireplace, window to the rear elevation, ceiling lighting and fan. The living accommodation is naturally light and bright with so many windows and the patio doors to the terrace and garden.

Dining area with sliding patio doors leading out to the rear terrace and garden, ceiling lighting and fan, hot and cold air conditioning unit, breakfast bar to the kitchen, window to the side elevation.

Kitchen with a breakfast bar and a window to the side elevation. Door to utility room, a range of base and wall units, space for upright fridge freezer, fitted oven, hob, extractor, double sink with mixer tap over, space for dishwasher. A very sociable house with the kitchen being open plan you can talk to guests whilst cooking or preparing drinks.

Utility room with space and plumbing for washing machine, a scrub sink, hot water cylinder and plenty of natural light.

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

1st floor landing with a useful lockable store cupboard, ideal for locking bedding or towels away if you are going to rent the property out to holiday makers. Doors of to the three bedrooms, family bathroom and stairs to the roof terrace.

Bedroom 1 is a lovely room at the back of the property, nice and cool in the summer months with sliding patio doors to a private balcony with sea, mountain and golf course views. Space for a table and chairs. The bedroom has built in double wardrobes, hot and cold air conditioning unit and lighting with a ceiling fan.

Bedroom 2 is another double bedroom with twin beds at the rear of the house again benefitting from shade in the summer months, built in wardrobes, hot and cold air conditioning unit, window to the rear and lighting with a ceiling fan.

Bedroom 3 is a twin bedroom at the front of the house with sliding patio doors and a Juliette balcony, built double in wardrobe, air conditioning unit, ceiling lighting and fan. A very bright and sunny room.

Family bathroom with a full-length bath and shower over, W.C, vanity unit with wall mirror and lighting over, window with obscure glazing to the front and ceiling lighting.

2nd floor has a very useful area currently used as an office room with space for desk, bookcase and double opening patio doors to the roof terrace and a window to the front. Very light naturally a lovely place to either work, or as others have done created a small kitchen to service the roof terrace.

Roof terrace is a wonderful place to be, relax and unwind with the most amazing views over the golf course, Montgo mountain and national park and views towards the Mediterranean Sea.

Outside to the rear of the dining room is a beautiful terrace for entertaining and dining overlooking the rear garden. The rear garden is laid to lawn with hedges and a small gate for the gardeners to have access for maintenance.

To the front of the property is the communal swimming pool, which has a children's section which is not too deep. The pool is never overcrowded and is for the use of just a few houses in this section of La Sella.

Locally there is a golf course, tennis club, horse riding centre, petanque courts plenty of walking routes around the mountains and the urbanisation. The exit out to the rear of La Sella has a small lane which takes you to either Jesus Pobre one way or La Xara and Javier the other. Very pretty countryside surroundings.

The local beaches of Denia are a ten minute drive and Javea is about 15 minutes drive.