



H2S3642

Villa in Oliva

420,000€

VIEWING HIGHLY RECOMMENDED IF YOU WANT A SPACIOUS VILLA

BBQ, DOUBLE GARAGE, DOUBLE GLAZING, UNDERFLOOR HEATING

CHARACTER, CHARM AND ONLY ONE OWNER FROM NEW

5 MINUTE DRIVE TO MAIN TOWN OLIVA AND THE BEACHES

IBI 1200€ & BASURA 90€ PER YEAR. BUILT IN 2002

SOUTH FACING AND WITH WINTER SUN

VARIOUS ENTERTAINING TERRACES, PLENTY OF SPACE FOR A POOL

QUITE RESIDENTIAL LOCATION, NOT ISOLATED

LOVELY COUNTRYSIDE WALKING ROUTES

BUILD 350M² AND PLOT 1100M².

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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.

South facing with winter sun. This extensive villa has the most wonderful views over the countryside, mountains and the sea and all the way down the coast to Denia and Montgo National Park and mountain. This is a substantial villa comprising 7 bedrooms, 3 bathrooms, roof terrace, dining terrace, 2 garages, plot of 1000m² and plenty of space to put in a pool.

With underfloor heating, double glazing, 2 garages, plenty of space for a pool (costs approx. 20,000€) if you want separate accommodation for guests or family, this villa can be easily adapted.

The approach to the villa is via an electric vehicular gate and a separate pedestrian gate. Off road parking for several vehicles, two garages with electric up and over doors, outdoor BBQ, lighting and stunning views.

Access via the pedestrian gate leads to a canopies porch and door leading into the main reception hall.

Access via the garage has an internal staircase leading to the main reception hall.

Reception hall with an intercom system, double opening doors leading to the kitchen breakfast room, open arch leading to the lounge dining room, hall leading to bedrooms 3,4 & 5, bathroom and a staircase leading to the 1st floor, to access bedrooms 1 & 2, staircase leading down to the garage, and bedrooms 6 & 7.

L-shaped lounge dining room with window to the front and amazing views of the coastline, inset wood burning stove, ceiling lighting, window to the side elevation, double opening doors leading to the dining terrace, double opening doors leading to the kitchen breakfast room.

Dining terrace is a beautiful entertaining terrace with beautiful views looking over the coastline.

Kitchen breakfast room, is a generous size room with the dining area and ceiling light, country style kitchen with a range of base and wall units, fitted oven, hob, extractor, single sink with window and the views of the coastline and a ceiling light.

Family bathroom 1 has a bath with shower over, W.C, vanity unit with cupboards beneath and wall mirror over, wall lighting and a window.

Bedroom 3 is a double bedroom with a window to the rear and ceiling light.

Bedroom 4 is double with a window to the front with the views of the coastline and ceiling light.

Bedroom 5 is a double bedroom with 2 windows, ceiling light

2nd floor the staircase is beautiful and characterful, a picture window with stunning views and the landing has doors off to bedroom 1, 2 and bathroom 1, lighting and a door to the roof terrace.

Bedroom 1 is a beautiful suite, with window to the rear, door to bathroom, dressing room with walk in wardrobe, double opening patio doors with amazing views of the valley, sea all the way to Denia. Door to bathroom, wall lighting and ceiling lights.

Family bathroom 2, with 2 doors one to the landing and one direct to the master bedroom, jacuzzi bath, window, vanity unit with cupboards beneath and wall mirror over, W.C, bidet and lighting.

Bedroom 2 is a double bedroom with stunning view of the coastline and surrounding countryside, built in double wardrobe and lighting.

Roof terrace with plenty of entertaining space, sunbathing space and of course those beautiful views of the coastline, surrounding mountains and countryside.

Garage level accommodation with bedrooms 6 & 7.

Bedroom 6 with a window to the front overlooking the garden and has sea views.

Bedroom 7 is also to the front with a window and access to the wine cellar.

Utility room with two double built in wardrobes for storage, window to the front, space and plumbing for washing machine scrub sink and drainer.

The garage is massive with electric doors, further storage and door leading to the garden.

Shower room with walk in shower, W.C, wash basin and lighting.

Garden has very large terraces, with ample space for a swimming pool and as the garden is terraced it would be fairly easy to put one in. The current owner did not want a swimming pool when he built the house in 2002 for his family.

Terraces are very spacious and flat, one has fruit trees the other would be a perfect location for the swimming pool, store room, steps leading to the BBQ area.