



H2S3647

Villa in La Sella Golf Resort

339,000€

MAINS AND SOLAR ELECTRICITY

NO COMMUNAL FEES. IBI 230€ & BARURA 88€ PER YEAR

3 DOUBLE BEDROOMS, 3 BATHROOMS

PRIVATE SWIMMING POOL. SEA VIEWS

CENTRAL HEATING, DOUBLE GLAZING, AIR CONDITIONING

PRIVATE DRIVE WITH ELECTRIC GATES AND CAR PORT

STORE ROOM, WORKSHOP AND FRUIT TREES ON TERRACES

WALKING DISTANCE TO SHOP, RESTAURANTS AND NEW SPORTS HOTEL

FIXED PRICE. SMART APP SYSTEM FOR IRRIGATION, ALARM ETC

BUILT IN 1998. BUILD 220M² PLOT 5000M²

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.

A German built house in 1998, with sea views, private swimming pool, mains electricity and solar panels, air conditioning, central heating, double glazing, parking and within walking distance to two restaurants, tennis club, horse riding and some fabulous walking routes on La Sella Urbanisation.

The approach to the property has a private driveway with an electric opening gate, plenty of off-road parking and a car port. Pedestrian gate with a pathway leading to the reception.

To the front of the villa the garden is really beautiful and welcoming with palm trees, lawn and other plants indigenous to the local area.

The main entrance has a canopied porch with lighting either side of the door.

Reception hall with a Tosca stone archway leading into the lovely light and bright lounge dining room.

Lounge dining room with double opening doors leading to the private dining balcony with the most spectacular sea views and views over the private swimming pool. Lounge area has wall lighting, ceiling light, window to the front and side, air conditioning unit, inset wood burner with a stone surround and mantle over.

Dining area with a window to the rear with sea views, ceiling lighting and open arch to the landing.

Landing with stairs going down to the guest accommodation, door to kitchen, bedroom, guest cloakroom.

Kitchen with a range of base and wall units, fitted oven, hob and extractor over, sink with mixer tap and window over with sea views, dishwasher, space for fridge freezer, lighting and useful larder.

Guest cloakroom with W.C, wash basin and lighting.

Bedroom 1 is a lovely main bedroom with double opening doors leading to a small balcony, fabulous sea views, a triple built in wardrobe with cupboards over and a double built in wardrobe with cupboards over, air conditioning, lighting and an ensuite.

Ensuite has a corner bath, separate shower cubicle, separate door to W.C window, double vanity unit with cabinets and mirrors over.

Downstairs is the guest accommodation as follows.

Open plan lounge kitchen dining room. Kitchen area with a fitted oven, hob and extractor over, space for fridge freezer and lighting. Dining area with a table and chairs, air conditioning and ceiling lighting, double opening doors leading to the poolside, Sitting area with a window to the side, wall and ceiling lighting.

Bedroom 2 is a twin bedroom with a window overlooking the poolside, ceiling lighting, built in triple wardrobes with cupboards over.

Bedroom 3 is an occasional bedroom with air conditioning, door to car port, door to utility cupboard.

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

Outside the poolside has plenty of space for entertaining, BBQ, dining and sunbathing. The pool is a 3 x 8 metre and enjoys views over the countryside and towards the sea. Terraces with fruit trees, store room and workshop. **FIXED PRICE**