



H2S3648

Villa in El Verger

395,000€

STUNNING VILLA WITH SPACE AND A SENSE OF LUXURY

3 SPACIOUS BEDROOMS, GARAGE AND PLENTY OF PARKING

PRIVATE POOL WITH A COVER FOR WINTER USE

OUTDOOR KITCHEN AND BBQ. BUILT IN 1992

NO WORK REQUIRED. BEAUTIFUL GARDENS

CANOPIED PORCH WITH A SENSE OF GRANDEUR

FLAT PLOT, GARAGE UNDERGROUND WITH WORKSHOP

IBI 1500€ & BASURA 90€ PER YEAR

Superb location on the edge of town, this detached villa is of excellent quality and situated within walking distance to the town of El Verger. Comprising 3 double bedrooms, 2 bathrooms, 2 shower rooms, private covered swimming pool, garage, store rooms, driveway, gymnasium, summer kitchen, utility and workshops.

The approach to the villa is via a vehicular gated entrance and a separate pedestrian gate.

The front gardens are laid to lawn, with plenty of seating and entertaining terraces, to the side of the villa is a private 8.5 x 4 metre swimming pool, which is covered and has sliding opening doors all round. A separate shower room with walk in shower, W.C, wash basin and lighting. Plenty of outside lighting, water and power points.

The driveway leads down to the garage with an electric door, workshops, utility, store rooms and a shower room. Plenty of storage for a modern house.

The main reception has a palatial feeling with Roman style pillars either side to of the entrance, the main door opens into a beautiful and welcoming reception hall.

Reception hall with doors off to kitchen breakfast room, lounge dining room, bedrooms and bathrooms, radiator, ceiling light, and coving to the ceiling.

Lounge dining room with a stunning marble fireplace and beautiful surround, 3 windows, wall lighting, coving to the ceiling, ceiling light over the dining table and radiators. This is a spacious family room.

Kitchen breakfast room with a wide range of base and wall units, display shelving, glass display cabinet, inset spotlights, fitted oven, hob, extractor, microwave, built in fridge freezer, double sink with mixer tap over, window to the front elevation, space and plumbing for dishwasher, breakfast bar.

Breakfast room with a wood burning stove inset into a brick hearth and surround, ceiling light, radiator and a glazed door leading to the garden.

Inner hall with wall lights and doors to bedrooms and bathrooms.

Bedroom 1 is a generous size double bedroom with a window and radiator, a range of built in wardrobes, coving to the ceiling and ceiling light.

Bathroom 1 has a full-length bath with shower over, twin vanity unit with cupboard and drawers beneath and wall mirror and lighting over, W.C, bidet, window with obscure glazing, coving to the ceiling and ceiling spot lights.

Bedroom 2 is a twin bedroom with a window, radiator, built in double mirror robes with cupboards over, coving to the ceiling and ceiling light.

Bathroom 2 has a full-length bath with shower over and a shower screen, vanity unit with cupboards and drawers beneath and a mirror over, W.C, bidet, window with obscure glazing and spot lights.

Bedroom 3 is another double bedroom although they have a single bed in there. There is a range of built in bedroom furniture including, desk, wardrobes, cupboards and bookcase. Window, radiator and ceiling lighting.

Outside to the rear of the villa is an orchard with orange, lemon, nisperos, khaki and various other fruit trees, a very large garden shed and workshop. Outdoor summer kitchen with paella, sink unit, windows, work surface, cupboards and drawers. In addition to the summer kitchen there is a BBQ.

Why live in El Verger? Firstly you get a lot more property for your money than you do in Denia or Javea. The town is lively and has plenty of supermarkets, shops and things to do. The beaches are just a few minutes' drive or a short cycle ride away. Wonderful walking routes and cycling routes as there are no major hills to ride.

The beaches are beautiful and the local restaurants are excellent quality and people from all the local areas come to eat here. It still

has the Spanish charm and is only a 5–10-minute drive to Denia.

Lots of people that have lived on the mountains look to buy closer to the town, so they can walk to a coffee shop and socialise with the local community.

Easily accessible to the local motorway and you can be in either Alicante or Valencia airports in 1 hour.