



H2S3653

Villa in Orba

265,000€

3 DOUBLE BEDROOMS. 4 BATHROOMS

STUNNING VALLEY AND MOUNTAIN VIEWS  
AND SEA VIEWS

1.5KM TO ORBA TOWN

NO MAJOR WORK REQUIRED

BEAUTIFUL URBANISATION, CLEAN AND  
FRIENDLY

IBI 500€ AND BASURA 100€ PER YEAR

BUILD 223M<sup>2</sup> AND PLOT 600M<sup>2</sup>

VIEWING RECOMMENDED

Fabulous valley and mountain views from this villa. Situated just 1.5km from Orba town and with spacious, light and bright living accommodation. Two bedrooms in the main accommodation and a separate guest poolside suite. Manageable gardens, private pool and various terraces.

The approach to the villa has off road gated parking for one vehicle and steps leading down to the main entrance.

Entrance has a lovely terrace and a canopied porch with Roman pillars either side giving a sense of grandeur on entering the villa. Plenty of outside lighting and steps leading down to either side of the villa.

Reception hall with lighting and two steps into the open plan kitchen dining room.

Kitchen dining room is a lovely light open room. With a ornate cast iron balustrade overlooking the sitting room. A very welcoming reception.

Kitchen with a range of base units, single sink, tilt opening window overlooking the main entrance, fitted oven, hob, extractor, microwave, fridge freezer, space for a dishwasher and ceiling lighting.

Dining area with a window over the entrance terrace, lighting, door to guest cloakroom and steps leading to the sitting room. Doors off to bedrooms 1 & 2.

Sitting room is a splendid room with lovely high ceilings, picture windows and double opening patio doors to enjoy the wonderful views over the valley and across to the mountains. Patio doors leading out to the terrace, open fireplace and ceiling lighting.

Terrace off the sitting room has space for tables and chairs and magnificent views over the valley and towards the sea.

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

Bedroom 1 is a lovely light room with double opening patio doors to a Juliette balcony and views over the valley and mountains, 2 sets of double built in wardrobes with sliding doors, lighting and an ensuite bathroom.

Ensuite with a corner bath unit and shower over, W.C, vanity unit with cupboards and drawers beneath and a wall mirror and lighting over, window and inset ceiling spotlights.

Bedroom 2 is a double bedroom with a window, lighting and an ensuite shower room.

Ensuite with a shower, vanity unit with cupboards and drawers beneath, wall mirror over, W.C and window.

Guset suite poolside apartment has a bedroom with a window overlooking the poolside and an ensuite wet room with a shower, W.C ad vanity unit.

Gardens are low maintenance with various terraces, fruit trees, lawn, shrub boarders and beautiful valley views. Plenty of outside lighting.

Orba is a pretty town with supermarkets, butchers, bakers and plenty of coffee shops for the coffee culturalist. Beaches are about a 20-minute drive and there are so many you can choose to go to. Denia is a short drive away and the valley is a wonderful place to explore with many activities and various groups to join if you wish to do so.