



H2S3667

Villa in La Sella Golf Resort

349,000€

4 DOUBLE BEDROOMS, 2 BEDROOMS IN SEPARATE GUEST SUITE

BEAUTIFUL SITTING ROOM WITH SEA VIEWS

PRIVATE GARDENS ENCLOSED, IDEAL FOR DOGS

IBI 584€, BASURA 92€, COMMUNAL FEES 450€ PER YEAR

PRIVATE SWIMMING POOL WITH SPACIOUS TERRACES

DINING TERRACE OVERLOOKING POOLSIDE AND SEA VIEWS

CAR PORT/GARAGE WITH STORE ROOM. CENTRAL HEATING

TOTAL BUILD 288M<sup>2</sup> PLOT 961M<sup>2</sup>. BUILT IN 1989

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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.

Situated in a prime position on La Sella urbanisation, this 4-bedroom detached villa with a private swimming pool and sea views is one of the best values for money in the area. Off road parking, car port, separate guest suite with 2 bedrooms, spacious sitting room with a dining area next to the kitchen, summer sitting room, private gardens, dog friendly and within walking distance to the restaurants, supermarket, tennis club and horse-riding centre.

The approach is via a private driveway with off road parking for several vehicles. Car port previously with garage doors which can be replaced if required, store rooms and steps leading to the villa.

The gardens are terraced and the villa is elevated to enjoy the sea views, a selection of different fruit trees and various plants indigenous to the local area.

1st floor is the main accommodation with the entrance into the summer sitting room, which is glazed and has opening doors to enjoy the summer breeze. Main door into the open plan lounge dining room.

Sitting room is a lovely light and bright room with barrelled ceilings and exposed timber beams, ceiling lighting, open fireplace window to the side with sea views, a step down to the relaxing reading area of the room, which has glazed windows and doors and beautiful views of the sea and surrounding countryside.

Dining area with a window to the rear, lighting and breakfast bar to the kitchen.

Kitchen with a range of base and wall units, fitted oven, hob and extractor, sink and drainer with a window over, space for an upright fridge freezer and lighting.

Inner hallway with doors off to:

Bedroom 1 is at the front of the villa with a window enjoying the views, ceiling light and fan, built in triple wardrobes and cupboards over. En suite

En suite with a walk-in shower cubicle, W.C, vanity unit with wall mirror and lighting over, window and ceiling light.

Bedroom 2 another double or twin bedroom with a window, built in double wardrobes with cupboards over and ceiling lighting.

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

Ground floor accommodation guest suite.

Bedroom 1 and bedroom 2 both have separate entrances and both have access to the shower room.

Shower room with a walk-in shower cubicle, W.C, vanity unit with drawers and cupboards beneath and wall mirror over, space and plumbing for washing machine.

Kitchenette with space and plumbing for dishwasher or washing machine, base and wall units, free standing hob with extractor over and a sink and drainer.

Poolside is a lovely area with plenty of entertaining space, including sunbathing areas. Off the main accommodation is a pretty terrace, very spacious and perfect for enjoying the company of friends with the stunning views towards the sea.