



H2S3675

Villa in Beniarbeig

420,000€

EXCELLENT LOCATION WALKING DISTANCE TO TOWN

BEACHES, GOLF AND TENNIS CLOSE BY

5 DOUBLE BEDROOMS, 3 BATHROOMS

AIR CONDITIONING, CENTRAL HEATING, DOUBLE GLAZING

PRIVATE POOL AND LOVELY LOW MAINTENANCE GARDENS

IBI 800€ AND BASURA 90€ PER YEAR

MODERN HOUSE BUILT IN 2007

BUILD 221M² PLOT 820M²

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MONEY LAUNDERING REGULATIONS 2010

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 2013

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.

REGLAMENTO DE BLANQUEO DE DINERO DE 2010

A los compradores previstos se les pedirá que presenten una identificación y prueba de su situación financiera cuando hacen una oferta. Le pedimos su cooperación para que no haya demoras en acordar la venta.

LA LEY DE DESCRIPCIONES ERRÓNEAS DE PROPIEDAD DE 2013

El Agente no ha probado ningún aparato, equipo, accesorios o servicios y, por lo tanto, no puede verificar que estén en buen estado de funcionamiento o sean aptos para el propósito. Se recomienda al Comprador que obtenga la verificación de su Abogado o Agrimensor. Referencias a la Tenencia de una Propiedad se basa en la información proporcionada por el Vendedor. El Agente no ha visto los documentos de título. Se recomienda al Comprador que obtenga la verificación de su Abogado. Se recomienda comprobar la disponibilidad de esta propiedad antes de viajar desde cualquier distancia para verla. Hemos tomado todas las precauciones para garantizar que estos detalles sean precisos y no engañosos. Si hay algún punto que sea de especial importancia para usted, póngase en contacto con nosotros y le proporcionaremos toda la información que necesite. Esto es recomendable, especialmente si tiene la intención de viajar cierta distancia para ver la propiedad. La mención de cualquier electrodoméstico y servicio dentro de estos detalles no implica que se encuentren en pleno y eficiente estado de funcionamiento. Estos detalles están en forma de borrador a la espera. Confirmación de los proveedores de su exactitud. Por lo tanto, estos detalles deben tomarse únicamente como guía y los detalles aprobados deben solicitarse a los agentes.

A spacious modern detached villa, situated on the outskirts of Beniarbeig and in walking distance to the local nature reserve and the town. A short cycle ride to the beaches and the shopping centre of Ondara. With A PRIVATE POOL, central heating, double glazing and air conditioning.

The approach has a pedestrian gate and an electric vehicular gated entrance. Off road parking for several vehicles and a car port for a couple of cars.

Patio to the front and a seating terrace.

Canopied porch leading to the reception.

Lounge dining room has patio doors leading to the terrace with lovely views towards Montgo, La Sella and the mountains.

Kitchen with a range of base and wall units, pull out drawers, sink and drainer, fitted oven, hob and extractor, 2 windows, fridge freezer and plenty of lighting.

Bedroom 5 a double bedroom with a window and built-in wardrobes.

Bedroom 4 a double with built in wardrobes and a window.

Family bathroom with a full-length bath and separate shower cubicle, wash basin, W.C, lighting and a window.

Downstairs leads to the second sitting room/sung room with access out to the poolside.

Bedroom 1 is a lovely room with patio doors leading to the poolside and with a dressing room, en suite bathroom with a bath, shower, W.C, wash basin and a window.

Bedroom 2 a double bedroom with patio doors leading to the poolside and built-in wardrobes.

Bedroom 3 double bedroom currently used as an office with build in wardrobes and patio doors leading to the poolside.

Gardens the poolside is a wonderful area the pool is 4 x 10 m and plenty of sunbathing and entertaining space around. A dining terrace with a retractable awning. BBQ area with a built-in brick built BBQ with a very useful store room.

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