



H2S3762

Villa in La Sella Golf Resort

550,000€

PRIME LOCATION WITH SEA, MOUNTAIN AND GOLF COURSE VIEWS

WITHIN WALKING DISTANCE OF 3 LOCAL RESTAURANTS

5 BEDROOMS, 4 BATHROOMS, OFF ROAD PARKING

10 X 5 METRE SWIMMING POOL

NO WORK REQUIRED, GREAT FAMILY HOME

260M<sup>2</sup> BUILD. 1100M<sup>2</sup> PLOT

IBI 500€. BASURA 120€ AND COMMUNAL FEES 300€ PER YEAR

10 MINUTES TO BEACHES AND DENIA TOWN

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**MONEY LAUNDERING REGULATIONS 2010**

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**THE PROPERTY MISDESCRIPTIONS ACT 2013**

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**REGLAMENTO DE BLANQUEO DE DINERO DE 2010**

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**LA LEY DE DESCRIPCIONES ERRÓNEAS DE PROPIEDAD DE 2013**

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## PRIME LOCATION WITH VIEWS OVER THE GOLF COURSE, MONGO MOUNTAIN AND DOWN TO THE SEA

If you are looking for a family home, holiday home or a rental opportunity this villa is perfect. Situated at the end of a cul de sac with beautiful views over the urbanisation down to the sea, La Sella golf course and Montgo mountain. With double glazing, plenty of entertaining space and a wonderful swimming pool.

The approach has off road parking for several vehicles, access to the villa can be from the lower floor or the 1st floor.

Naya to the front has amazing views, really quite special and relaxing. A view over the swimming pool. Awnings for protection from the sun when seating and entertaining, ceiling fan and lighting.

Sitting room with hot and cold air conditioning unit, wood burner, two windows to the side, one to the rear on one to the front, wall lighting and open doorway to the kitchen breakfast room.

Kitchen breakfast room with double opening doors to the front naya and those wonderful views to the sea, mountain and golf course. Ceiling lighting, breakfast bar to the kitchen. Hot and cold air conditioning unit.

Kitchen with a range of base and wall units, fitted oven, hob and extractor over, window to the rear, single sink, dishwasher and door to the utility room.

Utility room with fridge freezer, washing machine, wine fridge, door to the rear of the property next to the parking, window and lighting.

Dining room with a window to the front and lovely views, ceiling lighting, hot and cold air conditioning unit. This room was previously a bedroom.

Bedroom 4 with a window to the front with sea, mountain and golf course views, hot and cold air conditioning unit, two sets of built in double wardrobes with cupboards over, ensuite bathroom.

Ensuite bathroom with a full-length bath and shower over, W.C, vanity unit with cupboard and drawers beneath, wall mirror and lighting over, wall mounted heater and a window.

Lower floor can be accessed from outside at the parking area and an internal staircase, if you have an elderly relative who cannot manage stairs this makes accessibility easy.

Bedroom 2 is a generous size double bedroom with a window to the poolside, lighting, hot and cold air conditioning unit, built in mirrorrobes and an ensuite shower room.

Ensuite shower room with a walk in shower, W.C, vanity unit with cupboard and drawers beneath, wall mirror and lighting over and an extractor.

Bedroom 5 is a single bedroom with built in mirrorrobes, window, hot and cold air condition unit and lighting.

Family shower room with a walk in shower, W.C, vanity unit with cupboards and drawers beneath, wall mirror and lighting over.

Bedroom 3 is a twin bedroom with patio doors leading to the front garden, built in mirrorrobe, window to the front, hot and cold air conditioning unit and lighting.

Bedroom 1 is a lovely spacious suite with double opening doors leading to the front patio, window to the front, dressing area with

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window to the side, built in triple mirrorrobes, hot and cold air conditioning unit, wall lighting.

Ensuite bathroom with twin vanity unit with drawers beneath, wall mirror and lighting over, corner bath, W.C, bidet, two windows, walk in shower and inset spotlighting.

The gardens are low maintenance with a 10 x 5 metre swimming pool with Roman steps and sunbathing terrace. Views to the Montag and Sea. BBQ area with a wood fired pizza and dining space. Outside lighting and power points.

The local area is renown for its excellent presentation and cleanliness. The golf course is very popular with golf professionals who can give lessons.

Tennis club is within walking distance with padel courts, a new state of the art hotel for sports, cyclists and athletes is very attractive with an excellent gymnasium and indoor swimming pool.

Various restaurants in walking distance including a mini supermarket, chemist and for the fitter people you can walk to Pedreguer town which s about 1-1.5km away on foot.

Fabulous walking routes around the mountains for different abilities.

Denia is a 10 minute drive away, beaches also 10 minute drive, local supermarkets are 5 minutes away. Ondara shopping centre 10 minutes and the AP7 motorway makes it very easy to get to Alicante and Valencia airports in less than an hour.

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