



## listing

### Informazioni sull'Agente

Nome:	Casas Ambiente
Nome della ditta:	
Nazione:	Spain
Experience since:	1995
Tipo di servizio:	Selling a Property
Specialties:	Buyer's Agent
Property Type:	Apartments, Houses, Other
Telefono:	+34 (966) 498-595
Languages:	Dutch, English, French, Spanish
Sito web:	<a href="https://casas-ambiente.com">https://casas-ambiente.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 535,000

### Posizione

Nazione:	Spain
Indirizzo:	La Sabatera
Pubblicato:	11/06/2025
Descrizione:	

This semi-detached villa with tourist licence is a flat 1.4km walk to the beach and town centre. The property is distributed over two separate floors and located in a quiet residential street. There are three entrances to the property, from the garage, from the upper pedestrian gate and from the lower pedestrian gate. The main living floor is the same level as the garage, pool and summer kitchen terrace. You enter into a hallway, on the right is bedroom 2, a double bedroom with built-in wardrobe, opposite is the house bathroom which includes a shower enclosure, vanity unit, storage unit, a heated towel rail and wall heater. At the end of the hall you will find bedroom 1, a double bedroom with mirrored wardrobes and glazed doors leading out to a "Romeo and Juliet" balcony. Off to the left you enter a spacious and bright living/dining room with fireplace including wood-burner, to the left of the room is the open kitchen with wooden units, granite worktops, fridge/freezer, oven, hob, extractor and 45cm dishwasher. Through a sliding glass door you enter a glazed naya overlooking the garden, from here there are some small sea views in the distance. Next to the glazed naya is an open naya with nice views which has some shade from one of the palm trees. The access to the guest apartment downstairs is located in the lower garden, you approach through a covered terrace and then enter into a large living/dining room, to the left there is a kitchenette and a large storage cupboard and then the bathroom which includes a shower enclosure, basin with pedestal, heated towel radiator and a wall heater. On the other side of the living room there is a



spacious bedroom with built-in wardrobe. The plot surrounding the villa seems surprisingly spacious, there is a 6 x 4m pool with pool terrace and the terrace outside the principal entrance includes a semi-circular open area perfect for enjoying barbecues in the shade. The lower garden is beautiful, palms, plants and fruit trees give it a wonderful Mediterranean feeling. Down some steps from the pool terrace there is an under-build store room used for the pool pump equipment and general storage. The garage has an separate laundry room which also has an extra storeroom.- Key points:- Built: 1976- Current owners since 2014- Bedrooms 2 + 1- Bathrooms 1 + 1- Living/dining rooms: 1 + 1- Kitchen plus kitchenette- Glazed area- Open areas 2- Garage with electric door- Street parking also possible- Double glazed windows with mosquito screens- Shutters in the bedrooms- Solar heated pool- Gas central heating- Air conditioning- Wood-burner- Fiber internet- Sold furnished and equipped- Annual taxes 844€ (property tax and rubbish tax total)- Distances:- 1.4km to beach and town- 1.8km to the marina- 4.1km to the golf- 8.6km to the motorway access in Benissa- This property is quiet often rented so please check the availability with us beforehand- This villa is unique in both what it offers and also where it is located.

## Comune

Camere da letto:	3
Bagni:	2
Finito piedi quadrati:	208 mq
Dimensione del lotto:	436 mq

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID: H-2692-CA

