

home.

£742,000

Dénia, Alicante, Spain



70 Carrer Medussa, Marquesa V, Denia, Alicante, SS9 1AW



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Located in the sought after residential area of Dénia, Spain, this fully renovated and spacious villa has easy access to Dénia town center (3k) and the nearest beaches (4k). The immaculate property has 247m² of constructed area, designed in a multipurpose manner so as to be occupied throughout the year.

The property is located just an hours drive from the airport with direct flights to and from Southend.



Accommodation Comprises

Main Living Space

The villa has a south-facing glazed naya overlooking a large front terrace and private pool, which opens up into the main living room creating a beautifully generous living area. This level also contains a semi-open kitchen and utility room/bathroom that accesses an indoor dining area. The main floor also includes three bedrooms and two further bathrooms, with the master bedroom featuring an ensuite bathroom.

A further naya and living space is situated to the rear of the property which provides access to a large outside covered seating area and fully equipped outdoor covered kitchen; both providing alfresco social and dining areas.

Upper Floor

The upper floor is accessed via an external staircase and includes a private fourth bedroom with an ensuite bathroom and a large terrace with exceptional views.

Ground Floor

The old garage has been converted into a multipurpose area with a full shower room. This space has been used as a fifth bedroom and is currently used as a gym and storage area.

Externally

The main and upper floor expansive terraces, which bask in sunshine all year long, offer truly magnificent panoramic views of Denia, the Montgo Mountain and National Forest; which the villa provides direct and private access to. The property also offers a 'chill out' area that has been recently built, providing extra tranquility and yet another private space for some peace and quiet.

Villa Features

Double glazed windows with blinds and mosquito nets in all bedrooms. Glass curtain windows on both terraces that open fully to connect indoor and outdoor spaces, providing an extensive living space. Stoneware flooring, fitted wardrobes, and updated kitchens and bathrooms. Electric radiators in bedrooms and a hot/cold air conditioning unit in the main living space. Real fireplace in main living room. Electric fans in all main bedrooms. Outdoor Areas: A substantial and well equipped outdoor enclosed kitchen, usable throughout the year. Gazebo with further chill out

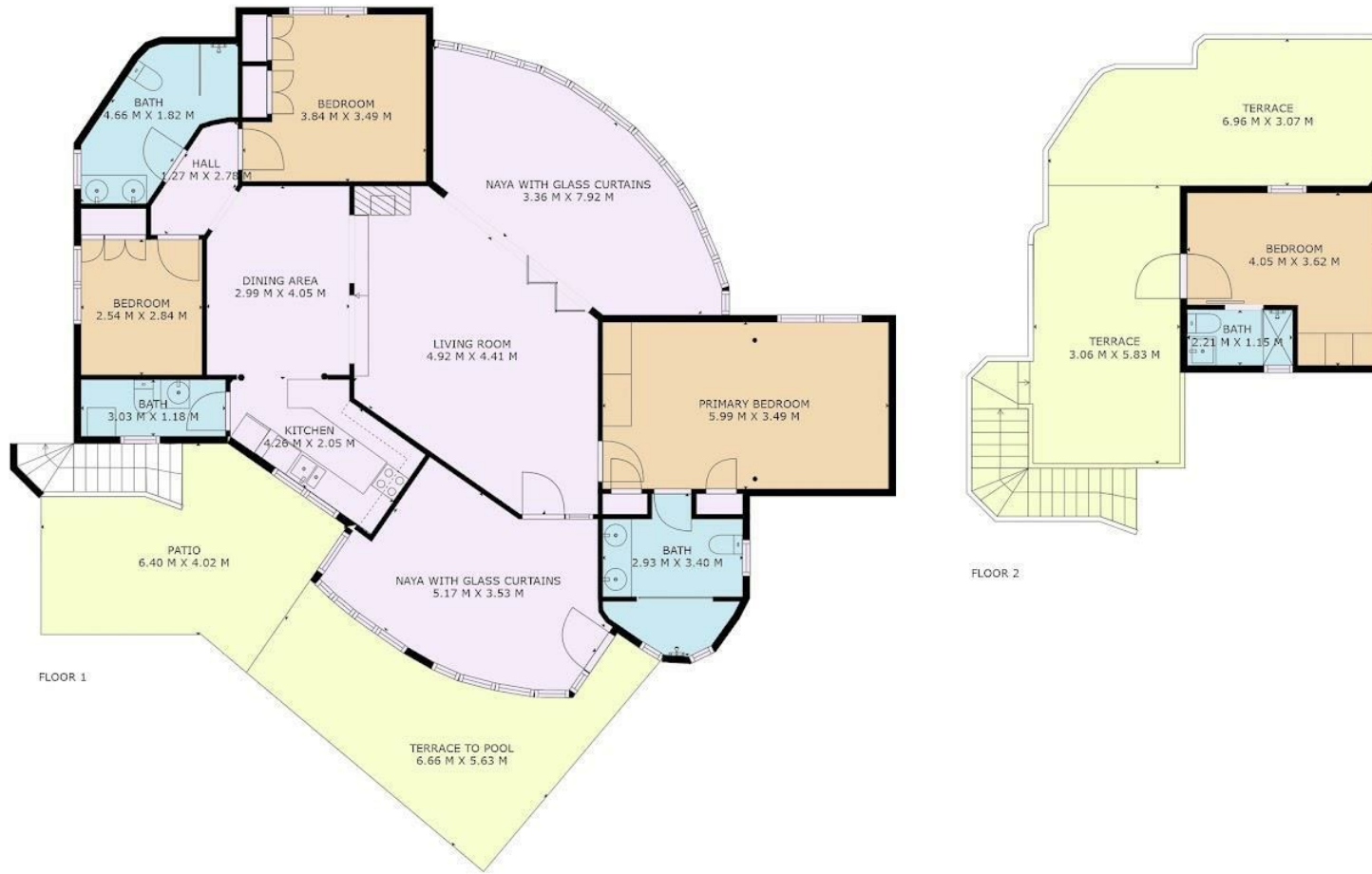




pergolas, 9x4 meter semicircular private swimming pool. This property offers a practical layout, quality features, and convenient access to both town and nature and has been competitively priced.







TOTAL: 168 m2
 FLOOR 1: 153 m2, FLOOR 2: 15 m2
 EXCLUDED AREAS: TERRACE TO POOL: 21 m2, PATIO: 19 m2, TERRACE: 43 m2
 Measurements Are Deemed Highly Reliable But Not Guaranteed



LOCAL AUTHORITY

COUNCIL TAX BAND

TENURE
Freehold

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£742,000 Freehold

HOME - The Estate Agent of Leigh
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.