



**Property type :** Villa

**Location :** Benitachell

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Private

**Views :** Sea views

**House area :** 195 m<sup>2</sup>

**Plot area :** 860 m<sup>2</sup>

✓ Garage

✓ Airconditioning

Lovely villa with wonderful sea and mountain views for sale in the Magnolias zone of Cumbre del Sol. This villa is distributed over two floors and situated on a mostly flat plot. You approach the property via a quiet residential street and enter the property through either a pedestrian gate with videocom or through the remote vehicle gate. There is parking for one car and an integral garage with a remote door. You enter through the main door into a small entrance hall with the door to the garage on the left and door to the villa on the right. You enter the villa into a hallway and then go straight into the spacious living area with large glazed doors and views over the pool, garden and to the sea, consisting of a relaxing area with feature corner fireplace including wood-burner, a dining area and a striking open kitchen with glossy zebrano and yellow units, Silestone worktops and stainless steel appliances. From the living area you enter a large naya with glass curtains next to the pool terrace, during the summer you can open the curtains totally and in the winter you can keep part or all of it closed. From the entrance there is a hallway including an under-stairs storage cupboard, a superb house bathroom including bath with shower attachment, vanity unit and tall storage cupboard and two double bedrooms with sliding door wardrobes. Up the modern staircase in the hallway you reach the master suite which includes another superb bathroom with walk-in shower, vanity unit, tall storage unit and an electric towel radiator, a large dressing room and a spacious and bright double bedroom with sea views through the window and through the glazed doors leading to the large terrace. This terrace has amazing sea and mountain views and can be accessed through glazed doors in the master bedroom or another glazed door located at the top of the staircase. Externally, the pool terrace includes a heated pool, pool shower and barbecue area and there is a area of lawn running from the pool around to the front of the villa. There is also a large lawn in the lower level garden in front of the pool. At the other side of the villa and at the back there is an easy maintenance garden with trees, plants and palms. - Key points:- Built 2009- Sea and mountain views- Underfloor heating- Wood-burner- Air conditioning- Solar hot water- Alarm- Internet available- Satellite television available- Double glazed doors and windows- Garage with remote controlled door and utility area- Furniture negotiable- Kitchen including integrated fridge/freezer, integrated dishwasher, single oven, ceramic hob and chimney extractor- Heated pool with electric cover- Annual taxes to follow- A great opportunity to purchase a lovely villa, contact us now! ☐☐

- New photos of renovated villa coming soon.- Distances:- Shopping centre with 2 supermarkets 3.1km- Adelfas local shopping centre 3.2km- Cala Moraira the local beach 2.1km- The town of Benitachell 4.7km- The town and beaches of Moraira 6.5km- Motorway access in Benissa 12.5km- Facilities on Cumbre del Sol include an international supermarket, chemist, hairdressers, several cafe/restaurants including one with a pool, horse riding centre, paddel and tennis courts and a large green zone perfect for walking, jogging or cycling. The main feature is probably the best sea views on the Costa Blanca.



