



**Property type :** Villa

**Location :** Benissa

**Bedrooms :** 3

**Bathrooms :** 1

**Swimming pool :** Private

**Orientation :** South

**House area :** 125 m<sup>2</sup>

**Plot area :** 806 m<sup>2</sup>

✓ Fireplace

✓ Terrace

✓ Airconditioning

This villa, which enjoys magnificent views over the golf course, is located close to the beach and amenities. This "all on one level" property is also located at the end of a quiet cul-de-sac. You enter the property via a gated parking area for two cars with sails for shade or through an antique style wooden pedestrian door, from here everything is a level walk. Access to the villa is via the pool terrace with stunning views which is a superb relaxation area, with both an open gazebo and an open naya with glass curtains, both just a couple of steps from the inviting pool, truly an ideal space to chill-out in summer or winter. You enter the villa through double doors into the living room which has a high ceiling, rustic beams and a feature fireplace with an integrated wood burner. Off the living room is a double bedroom with lovely views. At the end of the hallway is a tall pantry then the kitchen which has been fully fitted with oak effect units and includes a stainless steel oven, gas hob, telescopic hood, integrated fridge/freezer and 45cm integrated dishwasher. Further down the hall is a double bedroom, renovated shower room with walk-in shower, heated towel rail and vanity basin with shelving, and at the end is the master bedroom. If you need an extra bedroom and bathroom, there is a large room just behind the master bedroom and with access from the glazed naya, which is currently used as a storage area and utility room. The open naya has a large dining table, pellet stove and two barn-style sliding doors leading to the parking area, at the far end of the naya is the large storeroom which was originally the garage, a separate guest bedroom with bathroom could also be created here. By the pool there is a lovely gazebo, perfect for relaxing in the shade during the hot summer days. At the side of the villa and along the lower level of the plot there is an easy maintenance garden with some fruit trees, at this level there is the pool pump room and a second storeroom. On a private lower terrace with wooden decking there is another area for enjoying drinks and tapas or maybe just enjoying a book under the parasol. - Key points:- Built 1994- Renovated since 2020- Wonderful pool terrace with lovely views, a gazebo for relaxing and a glazed naya for dining and relaxing, sun all day, winter or summer.- Double glazed doors and windows- Awning outside living room- Air conditioning hot/cold throughout- Wood-burner in the living room- Pellet burner in the open naya- Ceiling fans throughout- Renovated shower room- Fully equipped kitchen- Utility room- Large pool terrace with pool shower- Pool renovated 2023- Annual taxes 700€- Tourist licence- Internet available- Distances:- 1.2km to an international supermarket and a large choice of restaurants- 1.3km to Cala Baladrar the local beach- 1.5km to the golf course- 3.8km to the town, beaches and marina in Moraira- 7.7km to the motorway access in Benissa- If you are looking for a villa where you cannot fail to unwind and relax, look no further and do not hesitate, it will be gone!



