

# Inmobiliaria

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ATALAYA PARK.

**PRICE: €299,950**

\*4 BEDROOM, 2 BATHROOM DETACHED VILLA\*

\*TASTEFULLY FULLY FURNISHED\*

\*IMMACULATELY PRESENTED!\*

\*400m2 CORNER PLOT\*

\*PRIVATE SWIMMING POOL\*

\*SHORT WALK TO TOWN CENTRE\*

\* \* \* \* \*

**PROPERTY SHOWROOM OPEN SIX DAYS A WEEK**

THESE PARTICULARS ARE PREPARED WITH CARE FOR THE GUIDANCE OF PROSPECTIVE PURCHASERS BUT NO GUARENTEE OF THE ACCURACY IS GIVEN NOR DO THEY FORM ANY PART OF ANY CONTRACT

This immaculately presented home is set out on a 400m<sup>2</sup> corner plot with a low maintenance garden. Offering beautiful areas to sit outside and enjoy this wonderful climate! Prefer to sit in the shade? You'll spend hours sitting under the feature wooden pagoda! Or if you need somewhere to cool off from the Spanish sun, you'll love the private swimming pool to splash around in too!

The villa briefly comprises a front covered terrace, lounge, kitchen with feature island peninsula, four double bedrooms, two bathrooms and television room/home office.

And...

Boasts fully installed mains gas central heating system!

Take a stroll to Benijofar town or Ciudad Quesada town centre....

Benijofar is a lovely small village located approximately 1 kilometre between Rojales and Ciudad Quesada. Village amenities include numerous local supermarkets, bars, banks, restaurants, 24 hour national health and private medical clinics, natural park, everything that one would need for day to day living. There is ample opportunity for both social and recreational activities.

### ACCOMMODATION

Entrance gate takes you into fully tiled attractive garden, where a couple of steps ascend to ..

COVERED TERRACE – Having ceiling fan with light. Door opens into..

LOUNGE/DINING ROOM – Being fully tiled throughout in grey wood effect ceramics. Hot and cold air conditioning unit. 2 Ceiling fans with lights. Windows overlooking front and side of property. Door opens to rear garden.

KITCHEN – Being fully tiled in white ceramics with decorative boarder. Ample wall and base units with work tops to complement. Eye level electric oven with integrated microwave above, gas hob. Stainless steel sink with mixer tap. Fridge/freezer. Feature island peninsula provides additional work space.

From the lounge, steps descend to..

TELEVISION ROOM/HOME OFFICE – Having hot and cold air conditioning unit.  
Window overlooking front of property.

BATHROOM – Being fully tiled in white ceramics with decorative boarder. Sanitary ware in white comprising low level W.C., vanity unit with inset wash hand basin and mixer tap. Mirror above. Wall to wall shower with light.

From the lounge staircase ascends to..

BEDROOM No. 1 – Having extensive fitted wardrobes with additional storage space above. Hot and cold air conditioning. Ceiling fan with light. Window overlooking front of property boasting beautiful countryside views.

BATHROOM – Being fully tiled in grey ceramics. Sanitary ware in white comprising low level W.C., vanity unit with inset wash hand basin and mixer tap. Mirror above. Wall to wall shower with screen. Window to side of property.

BEDROOM No.2 – Having fully fitted wardrobes with storage space above. Hot and cold air conditioning unit. Ceiling fan with light. Doors lead out to roof solarium, again boasting beautiful countryside views.

BEDROOM No.3 – Having fully fitted wardrobes with storage space above. Hot and cold air conditioning unit. Ceiling fan with light. Window overlooking rear of property.

BEDROOM No.4 – Having fully fitted wardrobes with storage space above. Hot and cold air conditioning unit. Ceiling fan with light. Window overlooking rear of property.

## OUTSIDE

Within this 400m<sup>2</sup> corner plot is the perfectly located private swimming pool. Perfect to splash around in and cool off from the Spanish sun! Outside shower. Ample sunbathing terraces that are laid with artificial grass, makes this an immaculate area not only visually, but is extremely low maintenance.

Charmingly planted with trees, flowers and shrubs.

Feature wooden pagoda with retractable sun canopy offering a beautiful place to sit and dine in the shade. Ceiling fan with light. Television point.

Sliding electric gates open to provide off road parking.

Intercom system from entry gate.

The property finish is of maintenance free "Gote Gran" (marble chippings).

4 Bedrooms ✓ 2 Bathrooms ✓ Private swimming pool ✓ Walking distance to Quesada's town centre ✓ Walking distance to Benijofar town ✓ Gas central heating ✓ This villa really does have it all!

Beautifully maintained, immaculately presented; viewing is strongly recommended.

Annual Suma (Council Tax): €435

### VIEWING

Strictly by appointment through our office.

This property is offered subject to contract and to it being unsold.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.  
FREE MORTGAGE ADVISORY SERVICE.

Please visit our website to view the virtual tour: [www.homes4u.es](http://www.homes4u.es) Ref: QRS 9469

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