



H2S3004

Villa in La Sella Golf Resort

360,000€

A very well position, substantial detached villa with the most amazing panoramic views of the Mediterranean, La Sella Golf and Montgo Mountain and national park.

With 4 bedrooms, 2 sitting rooms, kitchen, kitchenette, 2 shower rooms, 1 bathroom, study room, private swimming pool, outdoor kitchen, gated off road parking and established gardens which makes it very private.

The approach to the villa is via a gated driveway and pedestrian access. Steps leading down to the main accommodation a canopied porch with outside lighting and a secure entrance to the 1st lounge.

Lounge is very spacious with exposed timber beams to the ceiling, wood burner inset into a fireplace, ceiling fans and lighting, breakfast bar to the kitchen, door to the dining room, arch to the inner hallway leading to two bedrooms and family shower room. Two windows one to the sea view elevation and one overlooking the poolside and sliding patio doors leading to the sun room. Staircase leading down to the ground floor accommodation.

Sun room has the most spectacular views down the valley towards the Mediterranean Sea being panoramic you also have views over the golf course and Montgo National Park and Mountain. This room can be used for lounging, dining entertaining or just for relaxing and taking in the scenery.

Kitchen with a range of base and wall units, fitted oven, hob and extractor, window to the rear, 1 & $\frac{1}{2}$ sink with mixer tap over, granite work surfaces, fitted dishwasher, breakfast bar, upright fridge freezer and views to the sea.

Dining room/ bedroom 3 currently has an arch to the lounge, window to the rear and lighting.

Bedroom 1 with a window to the front elevation with panoramic sea views, double opening doors to the sun room, two sets of built in double wardrobes, lighting, ceiling fan and en suite.

En suite bathroom with full length bath with shower over, WC, wash basin, window, heated towel rail and lighting.

Bedroom 2 is double with a window to the side elevation with golf course and mountain views, built in double wardrobe, lighting and ceiling fan.

Downstairs accommodation can be accessed either from outside by the poolside or via the internal staircase. (could be divided if required)

There are external entrances to the downstairs, 1 via the office room and 1 via the bedroom.

Office has a window to the front with panoramic sea, golf and mountain views, lighting and archway currently divided by a room divider.

Archway to the 2nd lounge which is a very spacious room with a window to the side overlooking the pool, built in wardrobes which makes it flexible to be used as another bedroom 5, lighting and archway to inner hallway. There is also a store room which is spacious and sealed by a lockable door.

Kitchenette has space and plumbing for washing machine, sink, wall and base units, window to the side elevation. Currently no cooking facilities as the current owner only has family members stay who eat and cook with them upstairs.

Bedroom 4 is double with a window to the front with the panoramic views of the sea, golf and mountain a 2nd window to the side with mountain and golf course views and a door to the poolside.

Shower room with a walk-in shower cubicle, WC, vanity unit with cupboards and drawers beneath, window, heated towel rail and lighting.

Outside the gardens are mature with an array of shrubs, trees, fruit trees, perennial plants all indigenous to the local area, which means although the gardens are large they are actually very low maintenance and the current owners have left some of the trees to grow for privacy. The swimming pool has steps for ease of access, sunbathing space and a poolside room which would make a great

outdoor kitchen or pool bar.

The rest of the gardens have various seating and dining areas, with many terraces in either the sun or the shade, wood store and a very useful store room.