



H2S3095

Villa in Ador

310,000€

IMMACULATE CONDITIONS

3 BEDROOMS, 3 BATHROOMS

LAWNED GARDEN AND TERRACES

SUPERB SEA AND MOUNTAIN VIEWS

PLENTY OF ACCOMMODATION

MAIN ACCOMMODATION ON ONE LEVEL

GARAGE. SUMMER LOUNGE AND KITCHEN

10 X 5 SWIMMING POOL

5 MINUTES' DRIVE TO THE CLOSEST AMENITIES

TRANQUIL RESIDENTIAL AREA. 15 MINUTES' TO STUNNING BEACHES

Hello2Spain.com

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Located in Ador, this immaculate villa has 3 double bedrooms, 3 bathrooms. Spacious kitchen, open plan lounge dining room with wood burner. Naya with the most beautiful sea and mountain views. 10 x 5 swimming pool, bbq area, garage, summer lounge and kitchen. 15 minutes' drive to superb beaches.

The approach to the property is via a pedestrian gate to few steps down to the main level. Canopied porch with lighting.

The main door opens in to a reception hall with an archway to the accommodation. The hall has a hot and cold air conditioning unit.

Double opening doors in to the open plan lounge dining room with beautiful barrelled ceiling and exposed beams. Hot and cold air conditioning unit, wood burner and double glazed windows with sea views. This room has sliding doors to the naya.

The naya has a lot of space for entertaining and views are spectacular. Staircase to the poolside.

The kitchen breakfast room is spacious and it has an extensive range of base and wall units, double sink with mixer tap over, gas hob, extractor, oven, fridge freezer and space for a table and chairs. The kitchen has a door to a side terrace ideal for breakfast in the morning as you'll always get the morning sun.

Store room with a window and a lot of useful space.

Family shower room with vanity unit with mirror over, w.c, bidet, walk in shower cubicle and window.

Bedroom 1 has air conditioning unit, window with pretty sea views, built in wardrobes and en suite.

En suite bathroom with wash basin with cupboard beneath, w.c., bath and window.

Bedroom 2 has a window with sea views, built in wardrobes.

Bedroom 3 is also double, currently used as an office. Air conditioning unit and built in wardrobes.

From the hall way there is a staircase to the lower floor and garage.

Garage with space for at least two cars.

On this floor there is a 2nd kitchen and lounge that was put in for elder family.

The kitchen has base units, hob, oven, double sink and window. From this kitchen there is a door to the poolside.

Lounge with wood burner, window and door to the driveway.

Study/potential bedroom 4 good size room with window.

Shower room with w.c, wash basin walk in shower.

Outside

Beautiful garden with fruit trees. Lawned garden on the main level ideal for seating outside to enjoy the views.

Electric gate and driveway.

Double glazing, shutters, mosquito nets.