









275,000€ Villa in Villalonga H2S3096

RURAL VILLA 5KM TO TOWN CENTRE

10,000 SQM PLOT. 5,000 SQM FENCED

DIFFERENT KIND OF FRUIT TREES

PRIVATE SWIMMING POOL. PLENTY OF **TERRACES**

10 MINUTES' DRIVE TO TOWN

PRIVATE, SECLUDED NOT ISOLATED

3 BEDROOMS, BATHROOM AND 2 **CLOAKROOMS**

PARKING FOR SEVERAL CARS

SOLAR PANELS WITH BACKUP SYSTEM

20 MINUTES' DRIVE TO SUPERB BEACHES

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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

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.



3 bedroom villa located in between the picturesque towns of Villalonga and La Font d'en Carros. Although this property has the Villalonga postcode, it's only 5km away to La Font. 182 sqm build. 3 bedrooms, 1 family shower room and 2 cloakrooms. Private swimming pool

The approach to the property is via a private driveway leading to the house and with space for parking for several cars.

The main door opens into an open plan kitchen lounge dining room. There is a wood burner that is connected with the central heating. The dining area has sliding doors to an extensive terrace with outdoor kitchen and bbq.

The kitchen has a range of base and wall units, gas hob, extractor, oven, fridge freezer, dishwasher and double sink.

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

Lower floor

Large landing used as a second lounge

Bedroom 1 is double and has a free standing wardrobe, radiator, window and en suite cloakroom with w.c and wash basin.

Bedroom 2 id double with a free standing wardrobe, ceiling light, radiator and window.

Bedroom 3 is also a double with radiator, ceiling light and window to the front elevation.

On this level there is another cloakroom that could be converted in to another shower room. At the moment it has w.c, vanity unit with mirror over, heated towel rail and window.

Outside.

Plenty of terraces in both levels. There is a private swimming pool with Roman steps. Plenty of entertaining space around the pool.

Outdoor kitchen with gas hob, bbq area, sink and lighting. Terrace with awning and the most beautiful views of the mountains and the sea in the background.

The plot is 10,000 sqm. 5,000 sqm are fenced including the private driveway. There are a lot of fruit trees such as pear, peach, cherry, olive, almond, walnut, apple, etc. If you like gardening you'll love this property if not there is a gardener who takes care of it. No mains electricity, the property has solar panels with 12 batteries and a backup engine. Tranquil area with a lot of privacy. Secluded but not isolated. 10 minutes' drive to shops, bars, restaurants and supermarket. 20 minutes to superb beaches.