



02833

Villa in L'olleria

325,000€

4 DOUBLE BEDROOMS. 2 BATHROOMS

SELF CONTAINED SEPARATE APARTMENT

SPACIOUS OPEN PLAN KITCHEN FAMILY ROOM

LOUNGE WITH PANORAMIC COUNTRYSIDE VIEWS

HOT AND COLD AIR CONDITIONING UNITS

DOUBLE GLAZING. MOSQUITO BLINDS & SHUTTERS

10 X 6 SWIMMING POOL

RUNNING COSTS COUNCIL TAX 260€ PER ANNUM. RUBBISH 70€ PER ANNUM

CLOSE TO LOCAL TOWN WITH ALL AMENITIES

LOW MAINTENACE GARDENS. 6400m<sup>2</sup> PLOT. 208m<sup>2</sup> BUILD

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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

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.

Approach to the property is via an electric gate, massive driveway and front garden with an array of palm trees and plants indigenous to the countryside. Below are two large terraces one with a variety of fruit trees and the other with an olive grove. (both can be accessed without intruding on the property and can be managed by a local farmer) At the front of the property is an entertaining area with a brick built bbq and outdoor kitchen with a bar and plenty of seating space for guests.

Self Contained Apartment is on the same level as the parking and front garden, which if someone was elderly or disabled would be able to access very easily.

Apartment accommodation has a very spacious lounge dining room with a window to the front elevation, two ceiling light points a useful storage cupboard with the old access to the 1st floor if someone wished to incorporate the two accommodations. Kitchen in the apartment has a range of base and wall units, free standing cooker, double sink with mixer tap over, lighting, space for upright fridge freezer and a window to the front elevation. Bedroom is double with a window to the side elevation and lighting. Shower room with walk in shower cubicle, wash basin, window, wall mounted mirror and towel rail

Main Residence is accessed via beautiful stone steps which gives a feeling of grandeur leading to the poolside.

Naya with seating and stunning views over the countryside and the poolside.

Reception Hall entered through an ornamental wrought iron door and surround. The hall is very spacious with a door to the kitchen family room, door to bedroom 3 and lighting.

Kitchen Family Room is currently used as a dining room but in the photos, you can see it could be the main sitting room, just a matter of personal choice. Kitchen has a range of base and wall units, single sink with mixer tap over, fitted oven, hob, extractor, space for washing machine, space for dishwasher, space for fridge freezer, lighting, window to the fountain and palm tree aspect, granite work surface and a breakfast bar to the family room.

Family Dining/Sitting Room with an inset wood burning stove with fans to circulate the air, double opening French door to the garden, ceiling fan, hot and cold air conditioning unit and French doors leading to the sitting room. This could be lounge or dining room or family room.

Sitting Room with a panoramic view of the countryside, hot and cold air conditioning unit, ceiling lights, exposed timber beams, door leading to the terrace.

Terrace with seating and the most beautiful countryside views down the valley to Beniganim.

Bedroom 1 double with window over the poolside, hot and cold air conditioning unit, feature arch with wall lights.

Bedroom 2 double with window, ceiling fan and lighting. Overlooking the poolside.

Bedroom 3 double with window, ceiling fan and lighting currently used as an office room. Overlooking the poolside.

Family Bathroom with full length bath and separate walk in shower cubicle, double sink in vanity unit, wall mirror, w.c, window and heated towel rail.

Outside the gardens are beautiful with borders lined with mature palm trees, feature water fountain, 10 x 6 private swimming pool, outside lights, lawn areas, sunbathing areas, garden irrigation and an array of Mediterranean plants. 2 flat terraces with fruit trees and an oliva grove. Both have separate access if you choose to have the local farmer manage the them.