



H2S3160

Villa in Adsubia

229,000€

WELL PRESENTED DETACHED VILLA

3 DOUBLE BEDROOMS, 2 BATHROOMS.
MASTER WITH EN SUITE

BUILD 162m². PLOT 668m²

MAGNIFICENT VIEWS OF THE MOUNTAINS,
VALLEY AND SEA

CLOSE TO TOWN. SHORT DRIVE OR WALKING

DOUBLE GLAZING. WOOD BURNER.

BAKERS, BUTCHERS, BARS, PHARMACY &
MEDICAL CENTRE

CHARMING VILLAGE LOCATION. 5 MINUTES'
DRIVE TO PEGO

15 MINUTES' DRIVE TO STUNNING BEACHES

ANNUAL COSTS IBI 300€. BASURA 80€

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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.

Fabulous detached villa with the most amazing views of the mountains and the valley down to the sea. 3 spacious bedrooms, master with en suite, family bathroom and separate shower. Lounge with wood burner and dining room both with Juliet balconies to enjoy the views. Naya with pretty arches with panoramic views. Fitted kitchen. Outdoor kitchen and terraces. Private swimming pool and outdoor shower. Separate workshop and large store room. Low maintenance gardens with irrigation system. WINTER SUN.

The approach to the property is via a wide driveway. The front door opens into the naya.

The naya has open arches with panoramic views of the mountains. Ideal for summer dining or just to seat outside to enjoy the wonderful views.

From the naya there is double glazed doors to the dining area.

The lounge has barrelled ceiling and exposed timber beam. Juliet balcony with the most beautiful views. Feature wood burner and wall lights.

Dining area also with barrelled ceiling, wall lights and balcony with pretty views.

Fitted kitchen with a range of base and wall units, gas cooker, extractor, sink, breakfast bar and window.

Cloakroom with w.c, vanity unit with mirror over and cupboards beneath and window.

Staircase leading to the lower floor.

Landing with space for a desk and chair. Currently used as an office.

Bedroom 1 is a large double with built in wardrobes, wall lights, coving, window and en suite.

En suite shower room with wash basin and cupboards beneath, w.c, bidet, walk in shower, storage cupboard with useful space and two windows.

Bedroom 2 is a double room with double built in wardrobe with cupboard above, ceiling light and patio doors to some steps leading to the terraces and outdoor kitchen.

Bedroom 3 is double with built in wardrobe, coving, wall lights and window.

Family bathroom with his and her vanity unit, w.c, bidet, storage cupboard, walk in shower cubicle, bath with shower over and window.

Outside

Outdoor kitchen fitted with hob, oven, sink, work surface and lighting. Spacious terrace with plenty of space for entertaining. Enough space for table, chairs and sun loungers.

Private swimming pool with Roman steps and terrace with space for sunbathing. The pool area benefits from sun all day and magnificent views.

Outdoor shower.

Under-build used as a work shop and wood storage.

Store room – work shop near the pool area with an extra fridge and a tumble dryer. This room has a lot of useful space ideal for garden furniture or also as a work shop.

Mature gardens with irrigation system. Ideal for someone who doesn't want a lot of work as the gardens are fairly low maintenance.