









## H2S3335

## Villa in La Font D'en Carros

145,000€

PANORAMIC SEA VIEWS

OFF ROAD PARKING, COMMUNAL POOL

SEPARATE SELF CONTAINED APARTMENT

VERY LOW MAINTENANCE GARDENS

3 BEDROOM, 2 BATHROOM

BUILD 150M2. PLOT 300M2

10 MINUTE DRIVE TO BEACHES

FRIENDLY CLEAN URBANSATION

ANNUAL COSTS IBI 615€. BASURA 80€. COMMUNAL 400€

PANORAMIC SEA VIEWS

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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.



Panoramic views from this beautiful 3 bedroom detached villa. This villa would suit a large family or ideal for investment. It comprises 2 independent apartments. Both with separate accesses. 2 bedrooms, lounge, shower room, kitchen on the 1st floor. 1 bedroom, shower room, kitchen and lounge on the ground floor. Excellent location with SEA VIEWS and communal pool.

The approach to the property is via the car port which has parking for 2 cars.

A few steps down to the main accommodation. Reception hall with lighting and space for hanging coats.

Lounge dining room with panoramic sea views from the front window, lighting, wall mounted heater, arch to kitchen and doors leading to the naya.

Kitchen with a range of base and wall units, sink and drainer, window to the side, fitted oven, hob, extractor, space for fridge freezer and lighting.

Naya used as a dining room with unspoiled views to the sea and over looking the communal pool, so if you have children you wish to watch from the villa this is a great position.

Bedroom 1 with built in wardrobes with cupboards over, hot and cold air conditioning unit, window and lighting.

Bedroom 2 with a window to the side elevation, lighting, built in double wardrobe with cupboards over.

Shower room with shower cubicle, w.c, wash basin, wall mounted cupboard and mirror, window, space and plumbing for washing machine and lighting.

Separate apartment.

Spacious lounge dining room, big enough to put another bedroom in with a window to the front elevation again with the panoramic sea views.

Kitchen with base and wall units, oven, hob and extractor, window and lighting.

Bedroom 3 massive double bedroom space for an extra bed if you have a large family.

Terrace with open views and space for table and chairs. Outside the gardens are low maintenance with steps down to an entertaining terrace which overlooks the communal pool.

Store room with plenty of storage. (Some of the houses have converted this into further accommodation)

Steps directly from the villa to the pool, so it feels like your own private pool. It is only shared with 5 villas and there is a shower cubicle by the poolside.