



H2S3401

Villa in Pego

285,000€

4 DOUBLE BEDROOMS. 3 BATHROOMS. 2 ARE ENSUITES

AIR CONDITIONING. DOUBLE GLAZING

1400m<sup>2</sup> PLOT. 200m<sup>2</sup> BUILD. LOW TAXES AS IT COMES UNDER RAFOL D ALUMNIA

GAZEBO WITH ADDITIONAL SEATING ENTERTAINING

SOUTH FACING POOL SO BENEFITS FROM WINTER SUNSHINE

LOUNGE WITH HIGH VAULTED CEILING WITH EXPOSED TIMBER BEAMS

PRIVATE SWIMMING POOL WITH ROMAN STEPS

PRETTY VALLEY VIEWS. TREE HOUSE IN THE GARDEN

NO WORK REQUIRED. READY TO MOVE INTO

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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.

Situated on Monte Pego with a 1400m<sup>2</sup> plot and 200m<sup>2</sup> build, this is a beautiful family villa. Comprising 4 double bedrooms, 2 with en suites, separate family bathroom, private swimming pool, open naya, tree house, off road gated parking, gazebo with dining and sunbathing areas. South facing pool.

The approach to the villa is via double opening vehicular gates, off road parking for several vehicles, outside lighting, a couple of shallow steps leading to the front porch.

Canopied porch with lighting, exposed timber beams and door leading to a beautiful wow factor lounge dining room.

Lounge dining room with a window to the front elevation 2 windows to the rear elevation, door and windows overlooking the poolside and naya. High vaulted ceilings with exposed timber beams, air conditioning unit, gas wood effect inset burner, wall lighting, breakfast bar and hallway leading to kitchen, family bathroom, 2 double bedrooms and staircase leading down to 2 massive bedrooms with en suites.

Kitchen with a range of base and wall units, single ceramic sink and drainer with a mixer tap over, window to the front elevation, fitted oven, hob and extractor. Washing machine, dishwasher, fridge freezer and exposed timber beams.

Family bathroom with a full-length bath and shower over, W.C, wash basin with wall mirror over heated towel rail and window with obscured glazing.

Bedroom 1 (same level a main living accommodation) with a window overlooking the valley, 2 sets of built in wardrobes with cupboards over, exposed timber beams, wall lighting and air conditioning unit.

Bedroom 2 (same level a main living accommodation) with a window to the front elevation, twin beds, built in triple wardrobe and wall lighting.

Downstairs Snug sitting room with wood burning stove, lighting, sofa and doors off to bedrooms 3 and 4. Hall cupboard with more storage.

Bedroom 3 is a very generous size bedroom with a window to the rear aspect, air conditioning unit, 2 sets of built in double wardrobes and lighting.

Ensuite bathroom with a full length bath with a mixer tap and shower over, W.C, vanity unit with drawers beneath, wall mounted mirror recessed with a shelf for toiletries and an additional recess cove with display and lighting, heated towel rail and a window with obscured glazing.

Bedroom 4 a fabulous room with 2 windows overlooking the valley, wall lighting over the bed, air conditioning, built in double wardrobe, recess coving with a display shelf and lighting.

Ensuite shower room, with spacious walk in shower this has a built in shelf for your toiletries, W.C, wash basin with a recess coving over and an inset mirror and lighting, window with obscured glazing and a heated towel rail.

Poolside with an 8 x 4 meter swimming pool with Roman steps, outside lighting, naya with an awning as the south facing aspect needs some shade in the summer months and benefits from sun in the winter months. Poolside shower with hot and cold water, door leading to the parking which is useful when you have friends over for a BBQ. Gazebo with seating and dining space, on the lower level there is additional sunbathing space. Lovely views down the valley.