



H2S3449

Villa in Monte Pego

285,000€

4 DOUBLE BEDROOMS. 3 BATHROOMS (2 EN SUITES)

VARIOUS TERRACES FOR SUNBATHING AND ENTERTAINING

HOT & COLD AIR CONDITIONING, DOUBLE GLAZING, SOLAR HOT WATER

VALLEY AND MOUNTAIN VIEWS, QUIET LOCATION

BUILD 220M². PLOT 1400M². ANNUAL IBI: TBC

PRIVATE SWIMMING POOL & POOLSIDE SHOWER

TRADITIONAL SPANISH CHARACTER, EXPOSED TIMBER BEAMS, WOOD BURNING

MODERN BATHROOMS, SPACIOUS BEDROOMS AND LIVING ACCOMMODATION

NO WORK REQUIRED IN EXCELLENT ORDER

NO URBANISATION FEES. MAJORITY OF FURNITURE INCLUDED

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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.

A fabulous villa in a very sunny position on Monte Pego. The villa comes under the Rafol D'Alumnia side of the urbanisation. With 4 double bedrooms, 3 bathrooms (2 are en suite) private swimming pool with Roman steps, hot and cold air conditioning, double glazing, wood burner in sitting room. Quiet location. Perfect family home.

The approach to the villa has double opening gated leading to the off-road parking. Outside lighting and path leading to the main reception porch. A gate to the poolside and steps to the additional entertaining and sunbathing terrace.

Canopied porch with lighting and door to the lounge dining room.

Lounge area with a wood burning stove, 3 windows letting in plenty of light, two windows overlooking the valley and the 3rd overlooking the poolside, beautiful exposed timber beams, wall lighting, air conditioning unit and a door leading to the open Naya.

Dining area with a breakfast bar to the kitchen, window to the front elevation, wall lighting and arch to hallway.

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

Hallway with lighting, useful store cupboard and doors off to bedroom 3, 4 and the bathroom. Stairs leading down to bedroom 1 and 2.

Bedroom 4 located on the same floor as the main living accommodation. This is a twin bedroom with a window to the front elevation overlooking the garden with built in triple wardrobes with cupboards over, wall lighting and an electric wall heater.

Bedroom 3 is a double bedroom with two sets of built in double wardrobes with cupboards over, window to the rear overlooking the valley, wall lighting, exposed timber beams and air conditioning unit.

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

Lower floor with a lovely snug hall with a wood burning stove, door to the gardens, very useful store cupboard, lighting and doors off to bedrooms 1 and 2.

Bedroom 2 is a beautiful spacious twin bedroom with a window to the valley view, air conditioning unit, wall lighting, two sets of built in double wardrobes and an en suite bathroom.

En suite has a full-length bath with a mixer tap and shower over, heated towel rail, vanity unit with drawers beneath and wall mirror and lighting over, obscure glazed window and inset spot lighting.

Bedroom 1 is a fabulous master bedroom very spacious with two windows overlooking the valley, lighting, air conditioning unit, feature recess with lighting and an en suite shower room.

En suite with a generous size walk in shower cubicle, heated towel rail, window with obscure glazing, W.C, wash basin with inset wall mirror and lighting over.

Outside the villa has a 1400m² plot the majority is natural mountainside, outside lighting. Poolside with sunbathing area, naya with dining area and an additional entertaining and BBQ area, another terrace with more sunbathing areas. There are plenty of different areas for sunbathing, entertaining, dining in sun or shade.