



H2S3525

Villa in Monte Pego

370,000€

5 BEDROOMS. 3 BATHROOMS

QUIET RESIDENTIAL LOCATION

SOUTH FACING SWIMMING POOL AND GARDEN

SEPARATE SELF CONTAINED 1 BEDROOM APARTMENT

STORE ROOM AND WORKSHOP

PLENTY OF OFF ROAD PARKING

LIVED IN BY CURRENT OWNERS SO NO WORK REQUIRED

BUILT IN 2006. BUILD 297M². PLOT SIZE 1400M²

IBI 280€ PER YEAR. BASURA 126€ PER YEAR. CHEAP LIVING COSTS

COMES UNDER RAFOL D'ALUMNIA FOR TAX PURPOSES

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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 in a quiet residential urbanisation this is a beautiful detached villa with a, very sunny position with the south facing swimming pool and terraces. Stunning views over the valley and mountains. 5 bedrooms, 3 bathrooms, guest apartment, spacious plot and spacious accommodation.

The approach to the villa has a gated driveway and parking for several vehicles, there is a separate pedestrian gate. The parking area has an array of shrubs and various plants indigenous to the local area.

Canopied porch with lighting and do leading into the open plan living area.

Dining area with a window to the front, lighting, breakfast bar and open arch to the sitting room, door to master bedroom.

Kitchen is modern and very functional with a window to the side elevation, a range of base and wall units, 1 & $\frac{1}{2}$ sink and drainer with a mixer tap over, fitted oven, 5 ring gas hob and extractor over, dishwasher, fridge freezer, washing machine, tumble dryer and lighting. Plenty of work surface and has lots of natural light.

Sitting room with double opening doors leading to the naya and poolside, two double windows either side of the door, inset ceiling spotlights, and central ceiling pendant light, wall lighting, air conditioning unit, stairs to bedroom/mezzanine music room, fireplace with inset wood burning stove, arch to the inner hall with 3 more bedrooms.

Mezzanine is a beautiful and sunny room with windows to all aspects giving a wonderful view of the mountains. This room could be used as an occasional bedroom, music room, tv room, games room for older children or just as a second lounge like the current owners use it for.

Bedroom 1 is on this side of the house, I think is a great idea if you have guests or children then you all have your privacy. It is a nice double bedroom with built in double wardrobes with cupboards over, door and window overlooking the poolside, air conditioning unit, exposed timber beams, wall lighting, dressing area and an ensuite.

Ensuite bathroom with a full length bath and shower over, W.C, vanity unit with cupboards beneath and wall mirror and lighting over, W.C and bidet, window and lighting.

Inner hall with lighting and doors off to:

Bedroom 2 is a lovely light double bedroom with a door to the naya and a window to the naya, exposed timber beams, air conditioning unit, wall lighting and two sets of built in double wardrobes with cupboards over.

Family bathroom with a full length bath with a shower over, W.C, bidet, wash basin with a mirror over, window and lighting.

Bedroom 3 is a double bedroom with twin beds, two windows and lighting.

Bedroom 4 is another double bedroom with a window, exposed timber beams, air conditioning unit, wall lighting and is currently used as an office/study room, as you will see in the video.

Naya with plenty of entertaining space, sunbathing, dining or just relaxing to enjoy the stunning mountain views, being south facing it gets very hot but has the benefit of winter sun. Outdoor shower and outdoor kitchen BBQ outside lighting and water.

Outside from the parking area is a path to the side of the villa leading to a self contained apartment. With private seating and dining for your guests to enjoy.

Self contained apartment with independent access, some people would live in here if they wish to rent the main villa out for the holiday season.

The main door leads into lounge dining room with a window to the side.

Shower room with a walk in shower, W.C wash basin and lighting.

Kitchen with a range of base and wall units, free standing cooker, sink and drainer with mixer tap over, space for upright fridge freezer, lighting and serving hatch to lounge dining room.

Bedroom 5 is a double bedroom currently with bunk beds, 2 sets of built in double wardrobes, dressing area and a window.

Gardens are really beautiful, various seating and dining areas, depending on if you want sun or shade, it is a very private location, a pretty winding pathway leads around the villa and it feels like you are in an oasis, various trees, shrubs and some quiet secluded areas which would be great to just relax and read a book. Plenty of garden lighting, solar and main power.

An additional terrace for sunbathing or entertaining with those stunning views of the mountain and valley below.

Workshop a very good size room with plenty of space for working or storing bicycles, surf boards etc. The underbuild of the villa is also used for storing.

The overview is this villa is a real must to put on your viewing list. It offers plenty of space for permanent living, and is designed to be able to lock it up securely and leave if you want it for holiday.