



## H2S3623

## Villa in Villalonga

## 86,000€

5 BEDROOMS, 2 BATHROOMS

SOLAR ELECTRICITY WITH GENERATOR BACK

BUILD 190M<sup>2</sup>. PLOT 3329M<sup>2</sup>

STUNNING VALLEY AND MOUNTAIN VIEWS

OPEN FIREPLACE IN SITTING ROOM

MIANS WATER. IBI 90€ PER YEAR

HABITABLE BUT WOULD BENEFIT FROM UPDATING AND MORE SOLAR PANELS

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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.



Idyllic countryside location and just a few minutes' drive to the thriving town of Villalonga with shops, supermarkets, café culture and plenty of things to do and see. This finca has 3 bedrooms, 1-bathroom, spacious sitting room, lovely Naya with gorgeous views over the valley and mountains. Lower floor has 2 bedrooms, garage, log store and parking.

The grounds are 3300m<sup>2</sup> and the build size is 190m<sup>2</sup>.

The approach to the property is via a country lane and it would be beneficial if you have a vehicle that can cover the terrain. At the end of the road the finca is situated with stunning views over the valley and mountains.

Off road parking for a couple of vehicles and entrance to the garage, workshop. Through this room you can access the 2 spacious bedrooms and shower room.

1st floor accommodation has a few steps leading to the main door which opens into a light and bright sitting room.

Sitting room with several windows and an open fireplace, lighting and doors off to the bedrooms, shower room, kitchen and a door to the naya.

Kitchen with a range of base units, freestanding cooker with extractor over, window and lighting.

Naya is a really beautiful peaceful place to sit and enjoy the countryside. Spacious enough for sofas, tales, chairs and recliners. The views are spectacular of the valley and surrounding mountains.

Bedroom 1 is a good size room with a large window and built-in wardrobes and lighting.

Bedroom 2 is a twin bedroom with a window and lighting.

Bedroom 3 is a double bedroom with magnificent views over the valley and mountains.

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

Downstairs accommodation.

2 spacious bedrooms, shower room and garage. This accommodation is accessed through the garage.

Log store room.

Outside the parcel of land is 3300m<sup>2</sup> and has a range of fruit trees, carob trees and has a hard standing for a free-standing swimming pool. On the hard standing there is a small casita which houses the generator.

The house has a solar panel and back up generator. In need of updating and plenty of TLC this would be an amazing place to live. The neighbouring properties are stunning with several solar panels and have ben painted and made beautiful.

At the end of the road with no passing traffic other than the farmers to maintain their crops, it is an idyllic place and very peaceful.

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