



**Property type :** Detached Villa

**Location :** Nueva Andalucía

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** No

**Garden :** Private

**Orientation :** South

**Views :** Sea views

**Parking :** Closed Garage

**House area :** 333 m<sup>2</sup>

**Plot area :** 1008 m<sup>2</sup>

- |                 |                   |                    |
|-----------------|-------------------|--------------------|
| ✓ Close to golf | ✓ Close to sea    | ✓ Fitted wardrobes |
| ✓ Golf property | ✓ Storage room    | ✓ Fireplace        |
| ✓ Alarm system  | ✓ Central heating | ✓ Utility room     |
| ✓ Solarium      | ✓ White goods     | ✓ Airconditioning  |

Charming villa situated in a very good position in Nueva Andalucía, south facing and with open panoramic views to Los Naranjos golf course and the Mediterranean sea beyond. The villa is built on 2 levels and is an ideal investment for refurbishment to a more contemporary style. There is even an project for a 4 bedroom villa with cost estimates done for that.

Currently the villa consists of open plan living room and kitchen with 7 meters high vaulted ceiling. There are two large bedroom suites on the ground floor, with hallways and sitting areas adjacent. Upstairs is another bedroom suite.

There are terraces on the first floor, a solarium terrace at the top, and open and covered terraces on the ground floor flanking the inviting swimming pool.

At the entrance of the villa there is a large courtyard, a carport for 2 cars as well as a garage with direct entrance to the utility room and further to the kitchen.





