



**Property type :** Detached Villa

**Location :** Mijas

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** garden

**Parking :** Closed Garage

**House area :** 156 m<sup>2</sup>

**Plot area :** 700 m<sup>2</sup>

✓ Fitted wardrobes

✓ White goods

✓ Alarm system

✓ Airconditioning

✓ Terrace



A DELIGHTFUL SINGLE STOREY VILLA LOCATED WITHIN A DESIRABLE URBANIZATION, EQUIDISTANT BETWEEN THE WHITE WASHED AND HISTORICAL VILLAGE OF MIJAS AND THE BEACHES OF FUENGIROLA.

South orientation, private driveway parking for 2/3 vehicles which includes a car port plus an additional single garage.

#### AT A GLANCE

3 BEDROOMS  
3 BATHROOMS (ALL EN SUITE)  
WELL PRESENTED THROUGHOUT  
HIGH DEGREE OF PRIVACY  
CLOSE TO LOCAL AMENITIES AND PUBLIC TRANSPORT

Electric gate and pedestrian access to the front garden.

Entrance hall, leading to a triple aspect lounge/diner and kitchen.  
The lounge has a feature fireplace with a log burner and access to a covered terrace, pool and garden.

The kitchen is fully fitted with granite work surfaces and Haier, Saivod and Fagor appliances. Open to the dining area is a breakfast bar.

Inner hallway leading to a separate utility/storage room and a double guest bedroom with en suite shower room.

To the other side of the entrance hall are 2 further double bedrooms. The first guest bedroom is en suite to a Jack and Jill bathroom with bath and shower over.  
The Master bedroom boasts a large en suite with a large walk in shower.

#### OUTSIDE

Wrap around gardens with a number of mature plantings and fruit trees and a 8m x 4m pool with Roman steps.  
Ample terraces with large awnings ideal for entertaining and al fresco dining  
Barbecue area and log store.

The gardens back on to a large community green zone and offer a high degree of privacy.

The lower garden is set as 3 terraces and affords a blank canvas for the new owner to landscape as they would wish.

There is a large single garage and a pool room with additional storage.

#### ADDITIONAL FEATURES

DOUBLE GLAZING/MOSQUITO NETS  
UNDERFLOOR HEATING TO THE BATHROOMS  
SOLAR PANELS SERVICING THE DOMESTIC HOT WATER  
AIR CONDITIONING HOT/COLD  
FITTED ALARM SYSTEM  
FITTED WARDROBES  
GOOD RENTAL POTENTIAL  
HOUSE 156 SQ M  
PLOT 700 SQ M

It would be possible to further enhance the property by enclosing the covered terrace and incorporating it into the lounge (subject to planning permission). Further, it would be possible to provide access to the garden from all bedrooms for a modest outlay.

The villa is within walking distance of public transport and some local bars and restaurants.

There is the option to buy the villa partially furnished, subject to a separate negotiation and an agreed and signed inventory.

Viewing of this property is highly recommended.

MIJAS VILLAGE 4 MINUTES  
FUENGIROLA/BEACH 6 MINUTES  
MALAGA 20 MINUTES  
MARBELLA 25 MINUTES

WALKING DISTANCE TO PUBLIC TRANSPORT AND LOCAL RESTAURANT/BAR

