



**Property type :** Detached Villa

**Location :** Nueva Andalucía

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Sea views

**Parking :** Closed Garage

**House area :** 353 m<sup>2</sup>

**Plot area :** 576 m<sup>2</sup>

- ✓ Close to golf
- ✓ Fitted wardrobes
- ✓ Solar energy
- ✓ Terrace
- ✓ Barbecue
- ✓ WiFi
- ✓ Storage room
- ✓ Basement
- ✓ White goods
- ✓ Guest house
- ✓ Alarm system
- ✓ Utility room
- ✓ Airconditioning

Now with tourist licence and LPO approved (swimming pool, basement and guest apartment all legalised).

Beautifully taken care of family home with excellent quality country feel flooring and decoration. This family home has been built and looked after meticulously. Upon entering the villa, in its welcoming entrance hall already the flooring, carpentry works, cast iron balustrade and design, you can appreciate the value, love and care in details this property offers. On the left there is a large kitchen with a pantry. On the right a very large living/dining area with a full working fireplace made of traventino marble. Off the living room there are two terraces one in the south and one larger terrace on the west overlooking the private pool, manicured lawn and landscaped garden and its welcoming outdoor eating covered pergola. On this same level are two bedrooms and their Romeo and Juliet shower room also a separate guest toilet room.

The stunning staircase with its cast iron balustrade with a grapevine design leads to the master suite which includes, a large bathroom with separate shower area, large master bedroom and terraces.

The basement is large enough to build a separate full apartment, its now being used for the family pool table and chill out area. The garage is large enough for 3 cars plus.

The property has ample storage space and a separate laundry room. Also, it boasts a small self contained studio apartment which can be used as such or as a gym or office space. This has a kitchenette and a shower room.

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Short distance to La Campana or into Nueva Andalucía. A property where you can reach all amenities on foot if you do not wish to drive. Excellent for investors or family home .



