



**Property type :** Detached Villa

**Location :** Campo Mijas

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Orientation :** East

**Views :** Mountain views

**Parking :** 2 underground parkings

**House area :** 253 m<sup>2</sup>

**Plot area :** 1015 m<sup>2</sup>

✓ Guest house

✓ Terrace

✓ Fitted wardrobes

✓ White goods

✓ Alarm system

✓ Furnished



A VERY WELL PRESENTED AND PRIVATE VILLA IN A LOVELY QUIET LOCATION BUT WITHIN EASY REACH OF ALL LOCAL AMENITIES.

Hard standing for 2 vehicles. Easterly and southerly (pool area) orientation.

First License of Occupation (LPO) in place.

#### AT A GLANCE

4 BEDROOMS  
3 BATHROOMS - 1 EN SUITE  
VERSATILE ACCOMMODATION  
VERY WELL PRESENTED  
LOVELY GARDEN AND POOL AREA

Electric gates to parking for 2 vehicles with the possibility to erect a car port, or garage, subject to the necessary permissions.

Spacious front garden presented fully tiled for ease of maintenance. Two access points to the garden and pool.

Entrance porch leading to the reception lobby with a lovely stained glass light well.

Dual aspect L Shaped lounge/diner with feature fireplace with some Arabic features and access to a terrace. Fully fitted and spacious kitchen/breakfast room with Lynx and Fulgor appliances and a gas hob. A cloakroom completes this level.

#### LOWER LEVEL

3 double guest bedrooms and a family shower room together with a Master bedroom with a spacious en suite that includes a corner bath with a shower over and a dressing room.

#### GARDEN LEVEL

A spacious area that could become an independent studio apartment with independent access.

The current configuration is a lounge area with a separate kitchen and shower room.

There is direct access to a covered terrace, garden and pool.

#### OUTSIDE

A lovely, well tended and landscaped garden affording total privacy along with an 8m x 6m triangular, saltwater pool.

There is a pump room with storage and an additional storage room.

#### ADDITIONAL FEATURES

MARBLE FLOORS  
FITTED WARDROBES  
ALARM SYSTEM  
SOLAR PANELS SERVICING THE DOMESTIC HOT WATER  
20 MINUTE WALK TO A LOCAL RESTAURANT

Viewing is highly recommended of this lovely villa.

#### MOTIVATED SELLER

The property is available fully furnished subject to an agreed and signed inventory.

BEACH 12 MINUTES LOCAL AMENITIES 3 MINUTES MARBELLA 25 MINUTES MALAGA 20 MINUTES

