



Property type : Detached Villa

Location : La Capellania

Bedrooms : 3

Bathrooms : 3

Swimming pool : Private

Garden : Private

Orientation : South

Views : garden

Parking : Closed Garage

House area : 330 m²

Plot area : 1900 m²

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|----------------|-------------------|--------------------|
| ✓ WiFi | ✓ Handicap access | ✓ Fitted wardrobes |
| ✓ Storage room | ✓ Fireplace | ✓ Alarm system |
| ✓ Solar energy | ✓ Basement | ✓ Utility room |
| ✓ Terrace | ✓ Solarium | ✓ White goods |
| ✓ Furnished | ✓ Airconditioning | |



Exclusive Detached Villa with 330 m² Built Area (as per Cadastre), of which 177 m² correspond to the main residence, 89 m² to other uses, and 64 m² to sports/pool area.

Distributed on a single floor, this home stands out for its functionality and comfort, ideal for families or individuals with reduced mobility.

Built on a large 1,900 m² plot, featuring gardens and a variety of fruit trees.

The property includes:

3 spacious bedrooms

3 bathrooms

Semi-open kitchen with pantry

Laundry room

Large living-dining room with direct access to the garden

Spacious basement

The south-facing orientation ensures natural light throughout the day and a pleasant temperature all year round. Surrounded by fruit trees and gardens, the environment offers peace, privacy, and a connection with nature.

Additionally, the property includes uncovered parking for up to 8 vehicles and a covered garage for 1 large car or 2 small ones.

Equipped with a perimeter security camera system connected via fiber optic, automatic irrigation system, and an electric vehicle charging point.

The property is fitted with a high-efficiency solar energy system consisting of:

14 solar panels of 450 W each (total power: 6,300 W)

1 Fronius brand three-phase inverter

1 bank of 4 lithium batteries, 54 Ah each

Estimated annual production: 6,500 – 7,000 kWh

