



## SAMOSTATN? STOJÍCÍ VILA 3 LOŽNICE

📍 Pueblo Nuevo de Guadiaro

**REF# R4079272 – 395.000€**

IBI

500 €/YEAR

Garbage

100 €/YEAR



3

Ložnice



3

Koupelny



240 m<sup>2</sup>

Built



340 m<sup>2</sup>

Plot



80 m<sup>2</sup>

Terrace

Great detached villa in the village of Pueblo Nuevo de Guadiaro, just a 5 minute walk to the commercial area, and a couple of minutes from the La Cañada Golf course.

This property, located in a quiet residential area, within walking distance to all kinds of services (schools, shops, supermarkets, gym...), is ideal as a family home due to its large interior and exterior space.

The property has a small garden at the entrance, and large terraces on the side and back of the property. It also has a private underground parking area for 2 cars and storage, as well as street parking.

On the ground floor there is a large entrance hall, a guest bathroom, spacious independent kitchen area with a dining area, and a very large living room with wood-burning fireplace. From the kitchen you can access that back terrace which also is partially covered and has a kitchen area ideal for outdoor cooking/barbeques.

On the upper floor there is a large space which could be used as an office space/lounge area or even converted into another bedroom. From this area, by adding a staircase, you can access the solarium (currently no access to the solarium). On this floor, there is a large master bedroom with fitted wardrobes and a very spacious en-suite bathroom. There are also another 2 bedrooms with fitted wardrobes and another bathroom.

The property has a lot of potential and has many options to make it your ideal property.



