



## SAMOSTATN? STOJÍCÍ VILA 4 LOŽNICE

📍 Río Real

**REF# R4227610 – 3.158.000€**

IBI

3389 €/YEAR

Garbage

180 €/YEAR

Community

3996 €/YEAR



4

Ložnice



4.5

Koupelny



492 m<sup>2</sup>

Built



1418 m<sup>2</sup>

Plot



143 m<sup>2</sup>

Terrace

Elegant classic style villa set in a fully gated complex of only six villas in the beautiful area of Río Real. This immaculate property is surrounded by a magnificent garden with heated swimming pool accessed from the lower level of the villa, and the main entrance enjoys a lovely fountain surrounded by various plants. Accommodation comprises on entrance level: a spacious hall with guest toilet; a large bright living room

with high ceiling, fireplace and access to covered porch and garden; separate dining room; a fully fitted and equipped Italian kitchen with breakfast area, a small balcony and access to west-facing terrace with fantastic golf views.

Upstairs: master bedroom suite with fireplace, kitchenette, walk-in wardrobe and access to a large south-facing terrace with wonderful views to the surrounding nature, golf and some sea; a further bedroom with en-suite bathroom and 2 balconies, currently used as a study.

Lower garden level: another spacious living room with fireplace and access to garden and swimming pool area; a spacious, fully fitted and equipped second kitchen; laundry room with English patio window, could be converted into a gym or a home cinema room; 2 spacious bedrooms with en-suite bathrooms, both with access to garden and pool area; machine room with independent access under the covered carport with WC, sink and water deposit. The villa has under-floor heating, wooden (iroco) windows throughout, Aerothermy system, solar panels.

A wonderful family home either for holidays or year-round living in a very tranquil and secure environment



