



## VILLA MIT 6 SCHLAFZIMMER

📍 Guadalmina Alta

**REF# R4359994 – 1.995.000€**

IBI

2640 €/JAHR

Müll

280 €/JAHR

Wohngeld

840 €/JAHR



6

Schlafzimmer



6

Bäder



541 m<sup>2</sup>

Built



1457 m<sup>2</sup>

Bauland



46 m<sup>2</sup>

Terrace

A spectacular family home located very close to Guadalmina Golf Club House and within walking distance to the famous Centro Comercial Guadalmina.

Deceptively large 6 bedroom villa sits on an above average sized plot with a southern orientation allowing

all day sun.

The property comprises of an entrance hall which leads into a good sized living room with an open fireplace. From here you can access a large separate dining room which has access to the fully equipped family kitchen and laundry area.

The terrace off the living room has ample space for outside dining and entertaining. On this same level the property has a games room with a full sized snooker table. Two double bedrooms sharing a bathroom are located on the entrance level as well as a double garage.

The upper level comprises of two normal sized bedrooms one of which is ensuite and then a huge master suite with access to a walk in wardrobe and a fabulous ensuite bathroom. The terrace which is accessed via the master bedroom has nice views of the garden and partial La Concha mountain views.

The large garden is complete with mature trees and fruit trees. The properties swimming pool is heated and sits adjacent to a thatched pergola which provides dining accommodation for up to 10 people plus much needed shade.

There is a self contained apartment which comprises of a bedroom, kitchen and bathroom.

Although the villa is in perfect liveable condition, there is also a project available to modernise the property and transform it into a high end luxurious 8 bedroom villa. Plans are available on request.

The PERFECT family home.









