

## 3 Bedroom Villa in Lagos

€665,000

Ref: BPA5094



**Beautiful modern villa with a swimming pool and garden, in a residential area of Lagos, close top all amenities and within 5 minutes drive from the beach!**

A 3 bedroom modern villa set on a plot of 676 m<sup>2</sup> with a garage and private swimming pool, surrounded by a mature low maintenance garden. This property is located in a residential area of Lagos, within walking distance to all amenities and only a few minutes drive from the nearest beach. The accommodation is spread on one floor, divided on three wings with different levels creating distinct areas. Entrance is into an intermediary hall that connects all three wings of the property. The west wing is the upper one, which comprises two double bedrooms separated by an area used as an office and 2 bathrooms, one is en-suite. The middle level spreads into another section going east comprising the third double bedroom with an en-suite bathroom. There is a guest's toilet and a store room on the main entry hall. Finally the southern extension of the accommodation hosts a large area comprising a lounge with a closed wood burner fireplace and an open plan fully fitted kitchen with integrated appliances and a dining area. These area has sliding windows that open to a covered terrace offering a lovely sitting area right in front of the swimming pool and a harmonious zen garden. The villa is surrounded by a garden landscaped into a balance of palms and trees, cobbled paved paths and graveled areas. Further features include: double glazing, floor duct heating on the main living area, central heating, pre-installation for conditioning climate control system, irrigation system. This property is a perfect match for a

### Property Features

- 3 Bedrooms
- 3 Bathrooms
- Construction Year: 2007
- Construction Size: 165 m<sup>2</sup>
- Plot Size: 676 m<sup>2</sup>
- Fireplace
- Automatic Irrigation
- Storage Facility
- Swimming Pool: Private
- Terrace
- Heating: Central, Underfloor
- Walking distance to amenities
- Close to Beach
- Double Glazing
- Parking: Private Garage