

## 4 Bedroom Villa in Budens

€100,000

Ref: PDF-129-W



**Quarter Share of a fabulous 3+1 bedroom villa with a swimming pool, great views of the golf, mountain and countryside and beautiful mature gardens.**

Shared Property Ownership - Quarter Share. Located in the Parque da Floresta golf resort, this property is set on a plot of 1500 m<sup>2</sup>, with a spacious 3 bedroom villa, a studio with private bathroom, a swimming pool and a mature lovely garden and views across the golf course and resort. Access is made onto a carport with a cobble stone pathway leading to the main entrance and a path leading down to the garden and swimming pool terrace. The large accommodation comprises a lounge and dining room that opens out on to a balcony with separate dining facilities, perfect for al fresco dining and enjoying the golf course views, a fully furnished kitchen with integrated appliances that also opens on to the balcony and flows naturally to the lounge and dining area. On this balcony there is a separate studio with en-suite bathroom, perfect for guest's. The lower floor offers 3 double bedrooms with fitted wardrobes and private bathrooms. Each bedroom opens out on to the pool and garden terraces. There is also a wc/cloakroom on the upper floor. The villa has air conditioning/heating units throughout. The swimming pool and terrace are set within a lovely garden with indigenous shrubs and bushes providing complete privacy. Fractional ownership is an excellent way of owning a high quality property which may otherwise be beyond the budget. Each owner has an average of 13 weeks usage per year on a rotating basis throughout the seasons. Additionally the running costs are significantly lower than full ownership as all

### Property Features

- 4 Bedrooms
- 5 Bathrooms
- Construction Year: 2004
- Construction Size: 161 m<sup>2</sup>
- Plot Size: 1,500 m<sup>2</sup>
- Parking: Carport
- Air Conditioning
- Automatic Irrigation
- Swimming Pool: Private
- Terrace
- View: Golf
- Walking distance to resort facilities
- Double Glazing