

## 4 Bedroom Villa in Burgau

€535,000

Ref: AV-61



**Immaculate 3+1 bedroom villa with stunning views over the countryside set on the Award winning eco friendly Alma Verde Resort.**

This property is set in a Village & Spa Resort located 5 minutes away from the idyllic village of Burgau! It consists of a 3+1 bedroom villa with a heated swimming pool and a mature garden stocked with palm trees, flowering shrubs a manicured lawn. The villa is spread through one level, offering spacious living areas which flow beautifully onto a lovely sun terrace surrounding a large heated pool. The accommodation comprises a lounge & an open dining area with a service bar leading to the fully fitted kitchen with integrated appliances, 2 large master bedrooms with en-suite bathrooms, 1 double bedroom, 1 office that can be converted into a 4th bedroom and a bathroom with a walk-in shower. At the main entrance there is a staircase leading up to a generous roof terrace with views stretching over the countryside. Further features include the eco-friendly cool house system, underfloor heating in the bathrooms and double glazing. Located just 5 minutes to the fishing village of Burgau with its beautiful beach, bars and restaurants, this property is a perfect home to home villa with an excellent letting potential. Viewings are essential to fully appreciate all the features.

### Property Features

- 4 Bedrooms
- 3 Bathrooms
- Construction Year: 2006
- Construction Size: 158 m<sup>2</sup>
- Plot Size: 870 m<sup>2</sup>
- Private Roof Terrace
- Automatic Irrigation
- Swimming Pool: Private
- Heating: Central
- View: Country
- Close to Town
- Double Glazing
- Parking: Private