

## 4 Bedroom Villa in Burgau

€795,000

Ref: QDF-91



**SUPERB VALUE!!! Amazing contemporary 4 bedroom Villa with beautiful gardens and pool, is set just a short walk to the beach!**

This villa is modern, yet comfortable, surrounded by a lovely garden and offering a heated swimming pool, plus a separate jacuzzi on the main front terrace. The flow from indoors to outdoors is fantastic, with all rooms leading to generous south facing terraces, providing all day sunshine and maximizing lovely views. The ground level of the villa offers an entrance hall, a spacious lounge / dining area with feature fireplace and a modern fully fitted open plan kitchen with a utility/laundry room, a double bedroom with en-suite bathroom, and a guest toilet. The first floor hosts 2 large bedrooms with private en-suite bathrooms, both flowing onto a gorgeous south facing terrace. The stairway and first floor hallway boast a glass ceiling which provides a wonderful flow of light throughout the villa! And the lower ground level provides a, 4th bedroom with en-suite bathroom, which is particularly spacious and leads directly to a covered terrace and the pool. Further features include a built in barbeque, automatic irrigation system, heating and cooling conditioning system with dehumidifier, quality double glazing, electric shutters and a home security system. Equipped with a rental licence in place, a new owner can benefit from an established rental portfolio. The villa is perfect for families and entertaining and is well suited as a full time residence or a fantastic home from home.

### Property Features

- 4 Bedrooms
- 6 Bathrooms
- Construction Year: 2008
- Construction Size: 218 m<sup>2</sup>
- Plot Size: 1,175 m<sup>2</sup>
- Parking: Private
- Air Conditioning
- Alarm System
- Fireplace
- Automatic Irrigation
- BBQ
- Golf nearby
- Storage Facility
- Swimming Pool: Private
- Terrace
- View: Country, Sea
- Close to Beach
- Jacuzzi