

## 3 Bedroom Villa in Burgau

€425,000

Ref: BPA5218



Immaculate 3 bedroom villa , ideally located just a short walk to the beach, restaurants and shops of Burgau.

This property offers a high quality build and a great convenient location. The villa has been built to a very high standard and maintained extremely well by the current owners. Through the gate we find a sunny patio with a swimming pool and access to the garage through an electric door. Once inside, accommodation includes a spacious living room with fireplace, a fully fitted kitchen with built in appliances and a large island. The kitchen leads to another private patio, ideal for al fresco dining and equipped with a built in BBQ. On this level we also find a twin bedroom with an en-suite shower room and patio doors leading to the rear terrace. Upstairs are 2 further bedrooms both en-suite. The master is very spacious and offers access to a lovely south facing balcony overlooking the swimming pool. The second bedroom on this level is also double and has an en-suite shower room. From the upstairs landing, there is access to a store room which could be ideal for an office space. Further features include inverted AC, electric shutters, pre-installation for central sound system and a private garage. The property would make an ideal home or a rental investment as it comes with a strong rental history. Viewing is highly recommended.

### Property Features

- 3 Bedrooms
- 3 Bathrooms
- Construction Year: 2008
- Construction Size: 150 m<sup>2</sup>
- Fireplace
- Air Conditioning
- Swimming Pool: Private
- Close to Beach
- Close to Town
- Double Glazing
- Electric Shutters
- Parking: Private Garage