

## 4 Bedroom Villa in Burgau

€945,000

Ref: QDF-34



**An amazing contemporary 3+1 bedroom Villa with beautiful gardens and pool, set in a resort just a short walk to the Cabanas beach!**

This modern villa is surrounded by a mature garden stocked with various flowering shrubs & trees and offering a swimming pool, 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 installed, quality double glazing and electric shutters. 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
- 5 Bathrooms
- Construction Year: 2009
- Construction Size: 220 m<sup>2</sup>
- Plot Size: 784 m<sup>2</sup>
- Air Conditioning
- Swimming Pool: Private
- Terrace
- Walking distance to the beach
- Close to Town
- Double Glazing
- Electric Shutters
- Parking: Off Street Parking