

## 4 Bedroom Villa in Alma Verde

€849,950

Ref: AV-113



**Beautiful detached villa located in a superb location with stunning views across the countryside and out towards Burgau. Set in a 970sq mtr plot and surrounded by fully landscaped mature gardens.**

This tastefully presented villa is set across one level with a wooden staircase leading from the hall to a mezzanine area that is currently being used as TV room / library. The Mezzanine leads on to a secluded roof terrace providing privacy and excellent countryside views. This lovely villa comprises a large, central entrance area leading to a spacious open plan kitchen/ dining room, separate spacious lounge and 3 double bedrooms and 1 study area that could be used as the fourth bedroom. All the bedrooms are all on ground level. 2 of the bedroom / study are en-suite with shower rooms and the 2 others sharing a large bathroom. All 4 bedrooms come with fully fitted wardrobes. The rear garden and the salt watered heated pool with electric cover can be accessed via patio doors from the lounge, dining/ kitchen or entrance areas. The large terrace, pool and well laid out garden allow all aspects of outdoor living to be enjoyed. This wonderful property benefits from the Coolhouse cooling system in the living and dinning area and a radiant skirting system providing warmth for those cooler evenings. Further features include double glazed larges windows, finishing to a high standard with plenty of extras, Under-floor heating, flame-effect gas log fireplace with stone surround, fitted key safe in master bed, extended wardrobes, additional pool terrace extension... This amazing villa is only at 5 minutes by car to the beautiful beach and village of Burgau in a peaceful and well renowned resort.

### Property Features

- 4 Bedrooms
- 3 Bathrooms
- Construction Year: 2007
- Construction Size: 192 m<sup>2</sup>
- Plot Size: 970 m<sup>2</sup>
- Alarm System
- Fireplace
- Private Roof Terrace
- Safe
- Automatic Irrigation
- Balcony
- Swimming Pool: Private, Heated, Saltwater
- Heating: Underfloor
- Double Glazing