

## 4 Bedroom Villa in Burgau

€850,000

Ref: AV-66



**Stunning 4 bedroom villa with swimming pool; and incredible countryside views, in a peaceful location close to the village of Burgau.**

This spectacular 4 bedroom villa is set in the award winning eco-friendly resort of Alma Verde, just 5 minutes from Burgau. Set in a 1300m<sup>2</sup> plot and surrounded by mature landscaped gardens, this elegant property is immaculately presented and has recently been fully renovated. The bright entrance hall, lit by a fabulous inner courtyard, splits in two, accessing both wings of the house. The stylish and modern open plan kitchen and dining area, flows through to a lovely lounge. Stairs lead up to a mezzanine, which is perfect for an office or a second lounge area, and has access to two private terraces on the top level of the house. Doors from the living area lead beautifully onto a fantastic outdoor terrace with incredible open countryside views - the perfect spot for entertaining! Stairs lead down to the large heated pool which has a sun-bathing terrace, surrounded by the lovely gardens. There is also a huge storage area under the outdoor dining area. There are 4 double bedrooms, 2 en-suite, and a family bathroom. The master bedroom is dual aspect, with direct access to the terrace and pool. It also looks onto the inner courtyard. Further features include the eco-friendly cool house system, underfloor heating, and an alarm system. This property will make a superb home, and also has excellent letting potential. It is a real gem, and requires a visit to be fully appreciated.

### Property Features

- 4 Bedrooms
- 3 Bathrooms
- Construction Year: 2006
- Construction Size: 181 m<sup>2</sup>
- Plot Size: 1,300 m<sup>2</sup>
- Air Conditioning
- Alarm System
- Balcony
- Storage Facility
- Swimming Pool: Heated
- Heating: Underfloor
- View: Country
- Double Glazing
- Parking: Off Street Parking