

## 4 Bedroom Villa in Boavista Golf and Leisure Resort

€1,050,000

Ref: BPA5496



**Beautiful 4 bedroom villa with a private swimming pool and mature gardens, set in the popular Boavista Golf Resort!**

This beautifully presented east facing villa is spread across two floors, on a plot of 778m<sup>2</sup>, with private mature gardens, swimming pool and views out to the golf course. From the main entrance you walk into the hallway that leads to a large living room with a fireplace and windows that open on to the covered terrace, gardens and pool area. The living room opens to the dining area with an open plan fully fitted kitchen with integrated modern appliances. Also, on this floor and to the left of the hallway you find a bedroom with en-suite bathroom as well as a guest toilet. From the entrance the staircase gives access to the first floor where you find 3 large bedrooms, one of them being the master with an en-suite bathroom. All of the bedrooms have fitted wardrobes and access to a terrace area, 2 of which boast great views of the golf course. This floor also benefits from a family bathroom. Overlooking the golf fairway this spacious villa is an ideal home or holiday property with fantastic rental potential. There are no mandatory condominium fees, yet owners have access to discounted golf and spa membership and resort's 24-hour security. Further features include high speed broadband internet, double glazing, electric shutters, underfloor heating throughout, inverted cooling and heating conditioning system installed, heated swimming pool and electric pool cover and a carport. A must-see property to fully appreciate the setting and views.

### Property Features

- 4 Bedrooms
- 4 Bathrooms
- Construction Year: 2008
- Construction Size: 205 m<sup>2</sup>
- Plot Size: 778 m<sup>2</sup>
- En-suite bathroom
- Air Conditioning
- Fireplace
- Automatic Irrigation
- Swimming Pool: Private, Heated
- Golf Resort
- View: Golf
- Heating: Underfloor
- Electric Gate
- Parking: Carport