

## Sales - House - Río Real

# 3.158.000€

Río Real

House

Community: 3,996 EUR / year IBI: 3,389 EUR / year

Rubbish: 180 EUR / year



4



4.5



492 m2



1418 m2

Elegant classic style villa set in a fully gated complex of only six villas in the beautiful area of Río Real. This immaculate property is surrounded by a magnificent garden with heated swimming pool accessed from the lower level of the villa, and the main entrance enjoys a lovely fountain surrounded by various plants. Accommodation comprises on entrance level: a spacious hall with guest toilet; a large bright living room with high ceiling, fireplace and access to covered porch and garden; separate dining room; a fully fitted and equipped Italian kitchen with breakfast area, a small balcony and access to west-facing terrace with fantastic golf views. Upstairs: master bedroom suite with fireplace, kitchenette, walk-in wardrobe and access to a large south-facing terrace with wonderful views to the surrounding nature, golf and some sea; a further bedroom with en-suite bathroom and 2 balconies, currently used as a study. Lower garden level: another spacious living room with fireplace and access to garden and swimming pool area; a spacious, fully fitted and equipped second kitchen; laundry room with English patio window, could be converted into a gym or a home cinema room; 2 spacious bedrooms with en-suite bathrooms, both with access to garden and pool area; machine room with independent access under the covered carport with WC, sink and water deposit. The villa has under-floor heating, wooden (iroco) windows throughout, Aerothermy system, solar pannels. A wonderful family home either for holidays or year-round living in a very tranquil and secure environment

### Setting

- ✓ Close To Golf
- ✓ Urbanisation

### Climate Control

- ✓ Air Conditioning
- ✓ Fireplace
- ✓ U/F Heating

### Security

- ✓ Gated Complex
- ✓ 24 Hour Security
- ✓ Safe

### Orientation

- ✓ South

### Views

- ✓ Sea
- ✓ Golf
- ✓ Garden
- ✓ Pool

### Parking

- ✓ Covered

### Condition

- ✓ Excellent

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Fiber Optic

### Category

- ✓ Golf
- ✓ Resale

### Pool

- ✓ Private
- ✓ Heated

### Garden

- ✓ Private
- ✓ Landscaped































