



# Fristående villa till salu i Mijas

745 000 €

Referens: R4772005 Sovrum: 4 Badrum: 3 Komplot: 1015m<sup>2</sup> Bygga: 253m<sup>2</sup>





## Costa del Sol, Campo Mijas

A VERY WELL PRESENTED AND PRIVATE VILLA IN A LOVELY QUIET LOCATION BUT WITHIN EASY REACH OF ALL LOCAL AMENITIES.

Hard standing for 2 vehicles. Easterly and southerly (pool area) orientation.

First License of Occupation (LPO) in place.

### AT A GLANCE

4 BEDROOMS

3 BATHROOMS - 1 EN SUITE

VERSATILE ACCOMMODATION

VERY WELL PRESENTED

LOVELY GARDEN AND POOL AREA

Electric gates to parking for 2 vehicles with the possibility to erect a car port, or garage, subject to the necessary permissions.

Spacious front garden presented fully tiled for ease of maintenance. Two access points to the garden and pool.

Entrance porch leading to the reception lobby with a lovely stained glass light well.

Dual aspect L Shaped lounge/diner with feature fireplace with some Arabic features and access to a terrace.

Fully fitted and spacious kitchen/breakfast room with Lynx and Fulgor appliances and a gas hob.

A cloakroom completes this level.

### LOWER LEVEL

3 double guest bedrooms and a family shower room together with a Master bedroom with a spacious en suite that includes a corner bath with a shower over and a dressing room.

### GARDEN LEVEL

A spacious area that could become an independent studio apartment with independent access.

The current configuration is a lounge area with a separate kitchen and shower room.

There is direct access to a covered terrace, garden and pool.

### OUTSIDE

A lovely, well tended and landscaped garden affording total privacy along with an 8m x 6m triangular, saltwater pool.

There is a pump room with storage and an additional storage room.



## ADDITIONAL FEATURES

MARBLE FLOORS

FITTED WARDROBES

ALARM SYSTEM

SOLAR PANELS SERVICING THE DOMESTIC HOT WATER

20 MINUTE WALK TO A LOCAL RESTAURANT

Viewing is highly recommended of this lovely villa.

## MOTIVATED SELLER

The property is available fully furnished subject to an agreed and signed inventory.

BEACH 12 MINUTES LOCAL AMENITIES 3 MINUTES MARBELLA 25 MINUTES MALAGA 20 MINUTES

In compliance with the Decree of the Junta de Andalucia 218 issued 11/10/205, we inform the client that the notary fees, registration fees, ITP, and other expenses inherent to the purchase, are not included in the price.

Please ask for financial advice from a professional source.



## Funktioner:

### Funktioner

Täcktt terrass

Privat terrass

Monterade garderober

Gästlägenhet

### Miljö

Nära butiker

Nära skolor

### möbel

Fullmöblerad

### säkerhet

Larmsystem

### Energikärl

E

### Orientering

söder

Österut

### Skick

Excellent

### Kök

Fullmonterad

### Parkering

Mer än en

### CO2 -utsläppsgradering

E

### Åsikter

Fjäll

Land

### Slå samman

Privat

### Trädgård

Privat

### Kategori

Förhandla