

Ref: ES172248

Price: 249,995€



 **Villa**

 **Velez Rubio**

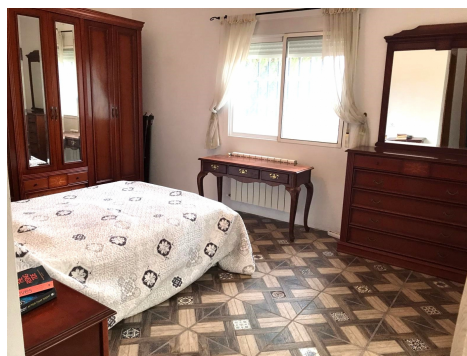
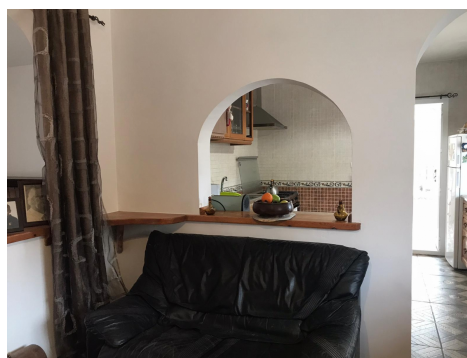
 **3**

 **2**

 **208m² Build Size**

 **34,500m² Plot Size**

We are proud to have this 3 Bedroom Detached Villa, set in 10.5 acres of land with enclosed landscaped gardens. The owner had the Villa built 21 years ago, with a lot of stunning features included. The villa is set in a very pretty, scenic area just a short drive from Velez Rubio. We enter the land by a private driveway of approximately 150 metres. The owners have truly loved this villa surrounding it with brick fencing and a gated entrance. The gardens have been beautifully landscaped, with mature planting (dates, olives, palms, walnut & rose beds) many purpose built rai...(Ask for More Details!)





UK +44 333 022 0135

Email: info@1casa.com

Web: www.1casa.com

We are proud to have this 3 Bedroom Detached Villa, set in 10.5 acres of land with enclosed landscaped gardens. The owner had the Villa built 21 years ago, with a lot of stunning features included. The villa is set in a very pretty, scenic area just a short drive from Velez Rubio. We enter the land by a private driveaway of approximately 150 metres. The owners have truly loved this villa surrounding it with brick fencing and a gated entrance. The gardens have been beautifully landscaped, with mature planting (dates, olives, palms, walnut & rose beds) many purpose built raised brick plant beds, feature stone walkways creating separate areas, and driveway laid with gravel. If you are looking for an idyllic entertaining terrace-this property is for you. The first area we come to in the expansive enclosed garden is to the front of the villa. Here we have a brick built enclosed Bar/dining area, leading to an enclosed courtyard with open built arches with views to the pool. Electricity is installed. There is a large patio with an addition room that could be used as a bedroom. There is a real potential for this area to be utilized as a self-contained accommodation for guests with possible rental income (subject to licences). The pool terrace leads from this area, featuring a sunken pool and enclosed with ornamental railings and gates. Leaving this area, we enter the west side of the gardens. We have a large separate wooden shed, with electricity installed. There are then two large enclosures that have been used for chickens & ducks. The coups have been well built and include several separate areas for the birds to roam, with secure internal brick build spaces too. To the south of the gardens there is a purpose-built aviary, including a patio and stone built seating area. This is south facing with stunning mountain views- this is a beautiful feature in the gardens and a perfect place to relax. There is an additional enclosure which has previously housed peacocks. Due to the design of this area, it could easily become your own little vineyard.

The Villa: We enter through a porchway with space for outdoor clothing. The villa welcomes us into a very spacious, open plan Dining Room, Kitchen & large Lounge. The whole villa has fully tiled modern flooring. Dining Room – two large double floor to ceiling built in cupboards, built in side board, with feature arch ways to the kitchen & lounge. There is also an emergency wall light here in the case of a mains power cut. An archway to the right takes us to the good size kitchen. Kitchen – fully fitted with wall & floor units-including a glass display unit, fitted sideboard, gas range cooked with extraction fan, fully tiled walls, double glazed window. There is a double-glazed glass paned door leading to a spacious utility room. Utility Room – fitted units, plumbing for washing machine, 5 large arched windows, making this a very bright and airy room. We would say this would make an excellent sun room, however there is a surprise to the south of the villa. There is a double-glazed door to the rear, that leads onto a patio area with pergola fitted. Heading to the lounge, there is a feature wood burner, with a double-glazed window to the south terraces, with double glazed French doors that open up to the patio & gardens. There are two unique wall lights fitted. The 3 Bedrooms & family shower room are to the east of the villa and accessed by a bright hallway. Family Shower Room- with walk in shower, toilet & sink. Double glazed window making this a bright room. Fully tiled walls. Bedroom 3- a large double bedroom, fully furnished with Mahogany wardrobes and units, window to the east, wall mounted gas heater. Bedroom 2 – another large double bedroom with furniture, window to the east, wall mounted gas heating. At the end of the hall way, we enter the Master Bedroom Suite with a separate Bathroom- including bath, bidet, sink & toilet. The bedroom is spacious with 2 double glazed windows and French doors. All solid wood furniture is included. The French doors lead to a Sun Room with views to the south & east, perfect to enjoy sunsets. There are then another set of double-glazed French doors that open up to a patio. Imagine waking up in the morning and opening up the doors-enjoying the adjoining sunroom with a coffee-such a relaxing start to your day. This really is a large family home, much loved by the owners. The whole family have many happy memories here, enjoying the landscaped gardens, bar, pool. The property is key ready for you to create your own special memories in the sun. It really needs to be viewed to fully appreciate the

size of the villa and beautiful landscaped gardens. Additional Notes: The outside of the villa has recently

UK +44 333 022 0135

Email: info@1casa.com

Web: www.1casa.com

been repainted, all windows are fitted with regas, the main front door is steel with multi locking mechanisms.