

Ref: ES153399

Price: 325,000€



-  **Villa**
-  **Cuevas Del Almanzora**
-  **5**
-  **3**
-  **321m² Build Size**
-  **528m² Plot Size**
-  **Pool: Yes**

What a privilege to be able to offer for sale this unique 5 BEDROOM, 5 RECEPTION ROOM, 3 BATHROOM VILLA WITH POOL. The current owners have transformed a standard "villa with pool" into a rustic/contemporary fusion with style and class. The villa is bright and airy, spacious but not too big. The design has been very cleverly considered to offer useful living accommodation, thus giving a new owner the freedom to use the rooms as they wish given how flexible the accommodation layout is. There is also the opportunity to change the function of some rooms into additional kitchen or bathroom for bl...(Ask for More Details!)





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GROUND FLOOR the front door opens into the **ENTRANCE HALL** with a rustic tiled floor, access to an **INNER HALL** **SALON/DINING ROOM** a dual aspect room with patio doors at each end has a striking brick feature fireplace to one wall, housing the log burner and with storage and display areas, and a built in wine rack. The dining area at the rear of the room has ample space for a large dining table and can be partitioned if you prefer two separate rooms. **BREAKFAST KITCHEN** the "hub" of the home where you can just imagine family, friends and guests gathering around the breakfast bar for a coffee. The room has ceiling downlighters and unusual slate tiled walls, a Belfast sink and Range cooker with extractor, modern fittings, plumbing for dishwasher and washing machine and external door. **INNER HALL** which has a useful cloakroom area for coats and storage, and access to a **BATHROOM** AND A **2nd RECEPTION ROOM** **BATHROOM** has a full suite with shower over the bath. **RECEPTION ROOM 2** currently used as an office, this room has multiple uses as an office, snug, playroom or it naturally lends itself to a bedroom being adjacent to the bathroom. There is another inner hall which brings you to the marble staircase going both upstairs and downstairs. We will save the best till last and go to the:

FIRST FLOOR the **LANDING** has three sets of patio doors which lead out onto a very large full width walled **TERRACE**, a perfect al fresco dining area. Right in front of the doors is a part covered area seamlessly opening up to the blue Spanish skies, and spectacular mountain and country views, and you can even see the sea! **MASTER BEDROOM** with double doors to a small balcony for chairs or a colourful planted area. **BEDROOM 2** double in size with double doors and Juliet balcony. **BEDROOM 3** double in size with double doors leading to the terrace. **SHOWER ROOM** a large room with a full suite. Back to the first floor landing, we go up the marble staircase a second time which leads us to a second large **TERRACE AREA**. This again offers superb views and there are so many options for this huge space. How about a summer kitchen/BBQ area, with utility area and additional parking? That's just for starters. And now this is where the fun begins down into the ground floor inner hall, we take the marble staircase down to the

LOWER GROUND FLOOR This entire area oozes fun and relaxation, with scope

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