

## DETACHED VILLA with POOL FOR SALE

Ref: VA30



- \* Exceptional 3-bed family home - new-built in 2004
- \* Two-story height living room with private gallery
  - \* Garden with orchard and swimming pool

This warm and welcoming family home would make an excellent holiday home or permanent residence. Completed early 2004 - the vendor is a professional builder from the UK - it has been designed to maximize light and space. The living room is open plan to the rafters and features a suspended gallery constructed from local wood - a unique and practical feature.

The ground floor features a massive living room with open fireplace and Turkish wood-burning stove. Double doors lead to a shaded terrace. The open-plan kitchen is fitted with solid wood units and marble-style worktop with twin sinks, and there's a separate laundry room. There's also a double bedroom with balcony and fully tiled shower room. The first floor gallery provides a private living area and opens onto a deck overlooking the pool. The master bedroom has its own deck and shares a shower room with another double bedroom.

All floors are tiled, ceilings and windows are wood. An electric boiler supplies hot water. The bedrooms have ceiling fans and air con. We understand most furnishings and white goods are included in the sale. The garden has been designed for low maintenance and has a 50 sq m swimming pool, as well as a garage, depot and built

BBQ. The 723 sq m plot was a citrus orchard and many trees remain, as well as two massive mulberries for summer shade.

The villa is in a quiet spot off the old Ortaca road with lovely mountain views. The village centre is no more than 25 minutes by foot or a 10-minute bike ride away.

**PRICE**  
**£ 135,000 (GBP)**









## Your Place in the Sun...

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