



## **APF-4157 - Villa Topas - Oria**



**€ 185,000**

Villa Detached Resale

Land area - 3,940 m Floor area - 153 m

3 bedrooms

2 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: No

Delightful 3 bedroom villa with integral garage and stunning views, situated in a tranquil rural area, 1km from the sleepy village of los Cerricos. The village offers basic amenities including tapas bars and a shop, and there are regular delivery vans offering bread, fish, meat and frozen goods. The small town of Chirivel is a 14 minute drive and the town of Oria is a 20 minute drive.

With a total build size of 153m<sup>2</sup>, this well constructed villa has been finished to a very high standard and is set in a plot of 3940m<sup>2</sup> with fabulous far reaching views to three sides. Access to the property is via a tarmac road with a concrete drive leading to the plot. An automatic gate with video entry opens into the gravelled plot which offers ample space for parking several vehicles.

To one side of the villa is an integral garage with automatic door which incorporates a corner fitted kitchen and a utility area with washing machine and water heater. The kitchen has marble worktops, a gas hob, sink, and an open fire place.

From a covered arched porch to the front of the villa, the front door opens into an entrance hall. To the left, an archway leads into an open plan living room with a granite breakfast bar which separates the kitchen area from the living area. The modern kitchen is fitted with granite work surfaces, ceramic hob, inset sink, dishwasher, electric tower oven, microwave, and fridge freezer.

The entrance hall also gives access to the bedrooms and bathrooms. The master bedroom is a large double room with fitted wardrobes and an ensuite shower room comprising shower cubicle, WC, bidet, and a basin set in a wooden topped vanity unit with mirror and lighting. Bedroom 2 is a double room with fitted wardrobes and a wall mounted electric radiator, and Bedroom 3 is a twin room or small double. The family bathroom comprises a full size bath, WC, and basin set in a granite topped vanity unit with mirror and lighting.

The exterior of the villa has been completely tiled, and there is top quality double glazing with wood effect persiana blinds. There is also coving and inset lighting throughout, along with speaker points in the porch (not fitted).

There are various fruit trees within the plot including nectarine, apple, cherry, peach, olive and pear.