

## APB-328 - Villa Cyca - Garrucha



**€ 675,000**

Villa Detached Resale

Land area - 600 m Floor area - 320 m

4 bedrooms

3 bathrooms

Water: Mains Electricity: Mains

Telephone: Yes Internet: Yes

Swimming Pool: Private

This is a great example of a large, luxury house in a superb location at a realistic price. Set in a quiet residential area of Garrucha, a charming fishing village, only a few minutes walk to the beach and close to bars, restaurants and supermarkets, this house is very special.

There is a beautiful entrance courtyard leading to the house which boasts on the ground floor a larger than average lounge of 72 m<sup>2</sup> with a feature fireplace, access to the garage big enough for 2 cars, a bathroom and sauna room, dining area and pool table. Upstairs has 4 bedrooms, the main with an ensuite bathroom and a separate bathroom as well.

There are numerous terraces from these bedrooms and they also have great sea views and also views of the surrounding countryside. There is also access up to a large roof top solarium from these terraces from where the views are even better.

This house has a beautiful outside area with terracing all around the house, a larger than average swimming pool, a summerhouse with a hot tub and an integral barbecue. Extras include satellite television, landline telephone and internet, solar powered hot water, a reserve water deposit tank and full hot and cold air conditioning. This is a must see house and this is in a popular road where they do not come up for sale very often.

Excellent rental potential, current owner receives 18-20.000 € per year for holiday bookings.