

## APF-4297 - Villa Vista a la Montana - Somontin



**€ 195,000**

Villa Detached Resale

Land area - 1,100 m Floor area - 260 m

3 bedrooms

2 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: Private

This charming three bedroom, 2 bathroom villa is set in a large fully fenced and walled plot with double gates opening out onto the ample parking area, which also includes a good size garage and landscaped garden surrounded by the stunning views of the mountain ranges.

The covered porch along the front of the villa provides that all important shady seating area with outstanding views of the countryside and mountains. The front door opens into a wide hallway, to the right is a door that leads into the fully fitted kitchen, which is very large and has been fitted with high quality wall and base units, granite worktops, 5 gas burner range, double sink and a central breakfast bar with storage and seating for 6 people.

Back to the hallway and to the left of the front door is a spacious lounge with fan assisted wood burner at the end and through the archway leads into a separate dining area. From the hallway through to a corridor takes you to the bedrooms, there are two large guest bedrooms and a family bathroom consisting of walk in shower, full length bath, WC, bidet and hand-basin then onto the master bedroom which is light, bright and airy and has an en-suite shower room.

The large garage has been converted into a second living area/games room and has a lounge with a wood burner, gym, kitchen and a toilet, so a great place for family gatherings and parties. The current owners have left on the garage door so can still be used as a garage if required.

The front garden has been planted with native trees and shrubs, including fruit trees such as lemon, lime, pear, plums, peaches, apples and oranges. There is also a paved area to the side which is private and has a wooden pergola to help while away the days relaxing in the sun.

Also on the plot is a well sized workshop/storage room 64m<sup>2</sup>, which also has the benefit of a roof terrace with a brick built BBQ and seating area helping to show off those great 360 degree views. The workshop could also be converted into more accommodation if needed. There is also a walled area that has artificial grass and a large above ground swimming pool.

This is a wonderful property and a must see! It is only a few minutes from the village of Somontin where you will find all the necessary facilities for daily living plus the larger town of Olula del Rio is 10 minutes drive away where you can find, bars, restaurants, supermarkets, shops, schools, medical center and much more.