

APA-5325 - Villa Gatito - Cantoria



€ 265,000

Villa Detached Resale

Land area - 1,011 m Floor area - 303 m

3 bedrooms

3 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: Private

This immaculate and extremely spacious 3 bedroom, 3 bathroom detached character villa with pool and garage with two storeys sits on a 1011m plot which is completely walled with double gates leading to a gravel driveway and a covered car port on the outskirts of located Cantoria. There is plenty of space to park at least 3 cars off road.

It is less than 10 minutes drive from the large village of Cantoria with all the amenities you require for every day including small supermarkets, butchers, medical centre, banks, chemist, tapas bars and restaurants and a weekly street market on Wednesdays. The Med coast is 45 to 50 minutes drive from the Med coast and there are three airports within easy commute via excellent motorway connections, Almeria, Murcia and Alicante.

Access to the villa is via a tarmac road and then a short track leading to the driveway. The gardens are established with mature olive and fruit trees, shrubs and plants. There is a 7.5x3.5m swimming pool to the right as you enter the property which has been recently been refurbished and is surrounded by terrace for soaking up the sun. Off here is a covered pagoda seating and alfresco dining and BBQ area. From here a gate leads to a further garden area.

To the opposite side of the villa is a covered seating area just off the kitchen and in front of the detached garage. The garage houses the hot water boiler which is electric but can also be switched across to gas for instant hot water, a water softener, water filtration system and the washing machine. There is also an additional storage casita. There are lovely mountain views from the gardens and pool area.



There is a side entrance door which leads into the kitchen and the front door is accessed via a sun room. The villa is a whopping 303m² and comprises of a beautiful sun room with two sets of sliding doors leading out to the garden and pool area which makes a lovely winter lounge overlooking the pool and mountain views. From here the front door leads to an imposing hallway with wooden glazed doors to the left leading to a huge lounge. This has a feature log burning fireplace which is fan assisted. There are large windows letting in lots of natural light and high beamed ceilings which add character and give a more traditional Spanish feel to the property than the usual villa. The lounge leads through to a separate dining room and is open plan to a very large traditional country style kitchen with granite worktops, gas hob and eye level oven plus drinking water system. From here a single access door leads out to the covered seating area and the garage.

Off the dining area another door leads out to the entrance hall. There are marble stairs leading to the first floor and a very useful under stair storage cupboard. There is a disabled friendly downstairs family shower room, a double guest bedroom and the master bedroom with private en suite shower room.

On the first floor there is an upstairs lounge with double doors leading out to a huge roof terrace with fantastic country views. There is also a double guest bedroom with built in wardrobes and an en suite shower room. The upstairs is ideal for visitors as they have their own private space inside and out.

Additional extras include hot and cold air conditioning in the lounge and master bedroom downstairs; there are electric radiators in some rooms and a heated towel rail in the family shower room. There are fly screens on the windows and window blinds on the sun room to keep the room cooler in the summer months. Mains electricity and water are connected as is WIFI.

This is a very unusual two storey property which combines traditional character with modern living and would be ideal for someone wanting the peace and quiet of the countryside yet with neighbours close by so as not to feel isolated.