

### 3 Bedroom Villa for Sale in Cortijo Grande

395,000€



Superb detached villa for sale, ideally situated in the heart of the valley and offering breathtaking views and stunning sunsets. The uniquely shaped swimming pool is positioned for maximum privacy. The property offers ample space to enjoy the sun or relax in the shade.

This 3-bedroom, 3-bathroom villa is conveniently constructed on one level for easy access. It features an open-plan living room, dining room, and kitchen, a master bedroom with an en-suite bathroom, two additional bedrooms, and two bathrooms.

The living room boasts large windows that fill the space with natural light, a wood burner, decorative ceiling beams, and air conditioning. Patio doors on both sides of the dining room lead to the front and rear of the property. The kitchen is newly fitted and modern.

Additional features include a utility/drying area, ample parking, covered terraces, and a BBQ area.

The current owner has lovingly maintained this property as a family

Key property upgrades include:

- \* New air conditioning units in all bedrooms
- \* Partially re-tiled swimming pool with new lights
- \* Wood burner with electric fan

- |  |   |                                      |
|--|---|--------------------------------------|
| • <b>3 Bedrooms</b>                            | • <b>3 Bathrooms</b>                          | • <b>144m<sup>2</sup> Build size</b> |
| • <b>1,600m<sup>2</sup> Plot size</b>          | • <b>Private Pool</b>                         | • <b>Air Conditioning</b>            |
| • <b>Fully Furnished</b>                       | • <b>15 mins drive to a Beach</b>             | • <b>10 mins drive to the Shops</b>  |
| • <b>Community Fees: 46.66€ Every 3 months</b> | • <b>Annual IBI (Rates): 627.76€ Annually</b> | • <b>Bins: 51.40€ Every 3 months</b> |