



## Villa with pool and great potential

Modern well located villa and Ideal for living all year or as a holiday home with great letting potential

The house is more or less on one level with an automatic electric entry gates and a well maintained garden. To the rear on the southside you'll find the large pool and a further area of garden. The pool can be heated by a heatpump and there's also an outside shower so no need to go inside before and after a swim.

From the front entrance, there is an entrance hall, with doors leading to the lounge and dining room with a separate but open kitchen.

The patio door leads from the lounge to the terrace with a lovely covered BBQ/outside dining area. Perfect for long summer evenings and a relaxed breakfast in the mornings ! The kitchen is just beside and has a door which gives direct access to the outside dining area.

A corridor leads to the 3 double bedrooms, one en suite and to the second bathroom. Two bedrooms have direct access full length to the terrace. There are wooden fitted wardrobes. There is also a laundryroom, completely equipped with washingmachine and -dryer.

Stairs lead up to the garage (with windows – possibility to convert to living accommodations with permit and down to a large under garage storage area.

At the rear of the property is a door leading to the area under the house wich potentially ( also with a necessary building permit) could be used as a further living- or storage area or even as a complete studio.

The property has central heating ( gas) and air conditioning.

|                  |                    |
|------------------|--------------------|
| Transaction      | Sale               |
| Category         | House              |
| Surface area     | 218 m <sup>2</sup> |
| Rooms            | 3                  |
| Bathrooms        | 2 bathrooms        |
| Parking          | Yes                |
| Garage           | Yes                |
| Swimming pool    | Yes                |
| Air conditioning | Yes                |
| Land             | 806                |
| Furnished        | Yes                |

549.000 €





