



850 000 € • RSV100-507



## 4 Bedroom Golf Property with Sea views

Situated in an elevated prime south facing position with sweeping ocean views towards Burgau, this well appointed modern 2 storey villa with 4 bedrooms and heated swimming pool ,set in a plot of it is an ideal tranquil setting of this excellent well maintained and established picturesque 18 hole golf resort.

The property accessed by a calcada driveway, and steps to the principal door to the first floor level, entrance hall with guest bathroom and double doors lead to the spacious, light and airy , open plan sitting room with fireplace with enclosed wood burning fire, and large windows with superb views towards the ocean and the resort. An open archway leads to the dining room which, has french sliding doors to the outside covered alpendre/dining area. The fully fitted modern kitchen is reached through an archway from the dining room and hallway, and leads through to the fully fitted utility room and out through the rear entrance to the excellent outside BBQ area which also leads to the Alpendre/dining area and stairs to the pool and garden area. Stairs lead down from the entrance hallway to the ground floor bedroom areas, which comprise of 4 bedrooms, the master to the rear with

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its own full bathroom ensuite and built in wardrobes and own private terrace, 3 further bedrooms 1 ensuite and 2 sharing the family bathroom all have access directly to the pool area. There is also an office/computer room and storage room. The property is presented immaculately with high quality fitting and fixtures throughout and also benefits from landscaped irrigated gardens, heated pool, air-conditioning heating units ,security shutters,double glazing and all mains services.

## First Floor Level

Entrance Hall 2.93m x 4.59m  
Cloakroom 1.83m x 1.11m  
SittingRoom 5.30m x 7.44m  
Dining room 3.50m x 4.63m  
Kitchen 3.49m x 3.85m  
Utility Room 2.72m x 1.58m

## Ground Floor

Bedroom 1 3.49m x 4.01m  
ensuite 2.73m x 2.84m  
Master Bedroom (2) 4.38m x 4.85m  
ensuite 3.99m x 2.63m  
Bedroom 3 3.62m x 3.08m  
Bedroom 4 3.22m x 4.33m  
Family shower room 3.66m x 1.74m

Pool 11m x 4m

Plot Size 1560m<sup>2</sup>  
Build Area 326.35m<sup>2</sup>