



## Detached Villa for sale in Campo Mijas, Mijas

745.000 €

Referentie: R4772005 Slaapkamers: 4 Badkamers: 3 Plotgrootte: 1.015m<sup>2</sup> Perceelgrootte: 253m<sup>2</sup>





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## Costa del Sol, Campo Mijas

A VERY WELL PRESENTED AND PRIVATE VILLA IN A LOVELY QUIET LOCATION BUT WITHIN EASY REACH OF ALL LOCAL AMENITIES.

Hard standing for 2 vehicles. Easterly and southerly (pool area) orientation.

First License of Occupation (LPO) in place.

### AT A GLANCE

4 BEDROOMS

3 BATHROOMS - 1 EN SUITE

VERSATILE ACCOMMODATION

VERY WELL PRESENTED

LOVELY GARDEN AND POOL AREA

Electric gates to parking for 2 vehicles with the possibility to erect a car port, or garage, subject to the necessary permissions.

Spacious front garden presented fully tiled for ease of maintenance. Two access points to the garden and pool.

Entrance porch leading to the reception lobby with a lovely stained glass light well.

Dual aspect L Shaped lounge/diner with feature fireplace with some Arabic features and access to a terrace.

Fully fitted and spacious kitchen/breakfast room with Lynx and Fulgor appliances and a gas hob.

A cloakroom completes this level.

### LOWER LEVEL

3 double guest bedrooms and a family shower room together with a Master bedroom with a spacious en suite that includes a corner bath with a shower over and a dressing room.

### GARDEN LEVEL

A spacious area that could become an independent studio apartment with independent access.

The current configuration is a lounge area with a separate kitchen and shower room.

There is direct access to a covered terrace, garden and pool.

### OUTSIDE

A lovely, well tended and landscaped garden affording total privacy along with an 8m x 6m triangular, saltwater pool.

There is a pump room with storage and an additional storage room.



## ADDITIONAL FEATURES

MARBLE FLOORS

FITTED WARDROBES

ALARM SYSTEM

SOLAR PANELS SERVICING THE DOMESTIC HOT WATER

20 MINUTE WALK TO A LOCAL RESTAURANT

Viewing is highly recommended of this lovely villa.

## MOTIVATED SELLER

The property is available fully furnished subject to an agreed and signed inventory.

BEACH 12 MINUTES LOCAL AMENITIES 3 MINUTES MARBELLA 25 MINUTES MALAGA 20 MINUTES

In compliance with the Decree of the Junta de Andalucia 218 issued 11/10/205, we inform the client that the notary fees, registration fees, ITP, and other expenses inherent to the purchase, are not included in the price.

Please ask for financial advice from a professional source.



## Kenmerken:

### Extra's

Overdekt terras  
Privé Terras  
Inbouwkasten  
Gasten appartement

### Ligging

Dicht bij winkels  
Dichtbij scholen

### Meubilering

Volledig gemeubileerd

### Beveiliging

Alarmsysteem

### Energiebeoordeling

E

### Zonorientatie

Oosten  
zuiden

### Huidige Staat

Uitstekende conditie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

More Than One

### CO2 Emission Rating

E

### Uitzicht

Mountain Bekeken  
Country Bekeken

### Zwembad

private Pool

### Tuin

private Garden

### Categorie

Koopje