



## 4 bed single level villa with good sea views

€850,000

CAR80990V

This single level property, offers the rare opportunity to purchase a property which is situated on the ever popular and prestigious Rocha Brava development. The property has been owned by the family for owner 25 years and during that time they have made significant improvements to the villa. The bathrooms and kitchen have been renovated and underfloor heating added. All internal doors and wardrobes have been replaced to create a modern villa yet retaining the original great character. Its unusual design allowed the pool to be very private, the pool equipment has recently been replaced and the new added roof terrace has great sea views. With 4 bedrooms and 3 bathrooms, fully fenced and gated and with a garage, on a good sized private plot, this villa will create a lot of interest.

**Nível único com 4 quartos**

**Single level with 4 bedrooms**

**Vista do mar**

**Sea view**

**Recondicionado**

**Refurbished**

# Property Details

## **Entrance Hall** 11' 10" x 11' 4" (3.6m x 3.45m)

Attractive welcoming entrance hall with a calcada floor.

## **Guest cloakroom** 5' 7" x 4' 9" (1.71m x 1.46m)

Refurbished and fully tiled. It has a w/c and a hand basin.

## **Lounge** 22' 5" x 16' 2" (6.82m x 4.94m)

Almost the full length of this bright sunny lounge is fitted with patio doors to the pool terrace. It has character with a high ceiling and beams. An open fire, adds to the character, air conditioning and an electric wall heaters.

## **Dining area** 12' 9" x 9' 5" (3.88m x 2.88m)

Again with a patio door to the pool and open plan to the lounge. It has an electric wall heater and a glazed door to the kitchen and a window to the garden.

## **Kitchen** 13' 1" x 10' 3" (4m x 3.13m)

Large refitted modern kitchen with under floor heating. All floor and wall units have oak doors and the work surface is stone. Appliances are a dishwasher, fridge freezer, oven, ceramic hob and a microwave. 2 windows make it bright and there is an exterior door to a drying area.

## **Utility room** 8' 4" x 6' 6" (2.54m x 1.98m)

With matching units to the kitchen, it has the washing machine a tumble dryer and a window.

## **Storage cupboard** 4' 6" x 2' 11" (1.37m x .89m)

Accessed from the hallway, this is a useful space.

## **Internal Hall** 31' 10" x 3' 7" (9.7m x 1.1m)

A glazed door from the entrance hall, separates the living space from the bedroom wing. This hallway has large windows along most of the exterior wall, giving views of the pool area.

## **Bedroom 1** 13' 7" x 10' 2" (4.13m x 3.11m)

Large double bedroom with fitted wardrobes, air conditioning and an electric wall heater.

## **En-suite** 9' 2" x 6' 9" (2.79m x 2.05m)

Refurbished en-suite, fitted with a w/c, bidet, single basin set in a vanity unit, bath with a shower fitting and a glass screen and an electric towel rail. It also has underfloor heating.

## **Bedroom 2** 12' 8" x 9' 3" (3.85m x 2.81m)

Bedrooms 2 and 3 have a joint entrance from the hallway and share a bathroom. This double bedroom has fitted wardrobes, air conditioning, a fitted dressing table, window and an electric wall heater.

## **Bedroom 3** 13' 6" x 9' 2" (4.11m x 2.8m)

3rd double bedroom, fitted with wardrobes, air conditioning a fitted dressing table an electric wall heater and a window.



### **Bathroom** 9' 1" x 8' 0" (2.78m x 2.44m)

This bathroom is shared by bedrooms 2 and 3. It has been refurbished and has a w/c, bidet, single basin with a vanity unit, a bath with a shower fitting, heated towel rail and underfloor heating. A window gives ventilation.

### **Master bedroom** 14' 2" x 13' 8" (4.33m x 4.17m)

Especially large bedroom with a patio door to the pool area and an additional window. It has fitted wardrobes and a fitted dressing table, air conditioning and an electric wall heater.

### **En-suite** 9' 11" x 5' 8" (3.02m x 1.73m)

Bright sunny and spacious en-suite, with a window, w/c, bidet, double basins set in a vanity unit, bath with a shower fitting, an additional walk in shower, heated towel rail and underfloor heating.

### **Linen cupboard** 7' 1" x 2' 11" (2.15m x .9m)

Shelved and housing the electric water heater and a safe.

### **Garage** 9' 10" x 18' 1" (3m x 5.5m)

Integral garage with access from the kitchen.

### **Roof Terrace** 22' 4" x 14' 3" (6.8m x 4.35m)

An addition to the villa. It has a shade sail, water and electricity and of course the sea view.

### **Pool** 32' 10" x 16' 5" (10m x 5m)

The measurements for this pool are at the widest points as the pool is an unusual geometric shape, it has a shower, roman steps for easy access and a tiled surround with ample room for sunbathing.



## **Other information**

**Year of construction:** 1987

**Plot size:** 1230 | **Build area:** 210m<sup>2</sup>

**EPC Rating:** TBA

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