



**Property type :** Villa

**Location :** Pinoso

**Bedrooms :** 3

**Bathrooms :** 3

**House area :** 208 m<sup>2</sup>

**Plot area :** 10452 m<sup>2</sup>

- ✓ Fast Internet & Phone
- ✓ Central Heating
- ✓ Fenced Plot
- ✓ Utility Room
- ✓ Cess Pit / Septic Tank

- ✓ Mains Electric
- ✓ Air Conditioning
- ✓ Garage
- ✓ Terrace

- ✓ Mains Water
- ✓ Equestrian
- ✓ Satellite Dish
- ✓ White Goods

5 year old new build, with 3 bedrooms, 3 bathrooms, large pool and garage. We are proud to offer for sale, this fantastic almost new villa, built in 2019 with high quality materials. Perfect for those wanting a new house, but don't want to wait 8 months or more to move in.

As you enter from the main gate (with intercom, and suitable to be converted to electric opening gates) you enter a small zone that is double gated. This is ideal if you have dogs that like to escape when the main gate is open, or if you have small children, other pets or dinosaurs.

This leads to the double garage, which is large enough for cars and storage, and has a pathway to the main house.

The land is fully fenced in a dog proof manner (ie lower section of the fence is concreted into the ground), and there is a decorative fence to separate the main gardens with the rest of the land. In the gardens is a large 10x5m pool.

You enter the house via a covered porch area, through to the main double glazed door and windows, allowing a lot of light to enter. This leads to the very large living area with open plan kitchen and kitchen island. There is also a pantry and utility room here, with an access door to the outside, ideal for taking out the washing to dry.

The three bedrooms all lead off from the main living area, with one having a WC and washbasin (this is used currently as an office), the second bedroom having a shower room, and the master bedroom having both a bath and a shower room. All the bedrooms are very large, especially the master.

Also, from the living room, there is a storage room (not photographed) that could be converted into a main bathroom, or the office/bedroom could have it's WC extended into if desired.

The house is very well insulated, and as such, the owner tends to only use the AC for heating and cooling of the whole house, but there is an oil fired heating system as well.

Being only 5 years old, all the items in the house are in very good condition, and the doors are solid wood, for example.

To get a better understanding of the layout, please watch the video tour.