



**Property type :** Villa

**Swimming pool :**

**House area :** 158 m<sup>2</sup>

**Location :** la Romana

**Plot area :** 500 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 2

We are delighted to present this stunning **modern 3-bedroom villa with a pool**, located on a quiet residential urbanisation within walking distance of the lovely village of **La Romana** and its excellent amenities.

**Property Features:**

- **Bedrooms:** 3 spacious bedrooms, including a master ensuite.
  - Master and Bedroom 2 feature **French doors** that open to the pool area, surrounded by ample sunbathing terraces.
- **Bathrooms:** Family shower room and ensuite bathroom.
- **Living Space:**
  - Open-plan kitchen, dining, and lounge area.
  - Modern kitchen with **high-quality appliances** and **granite worktops**.
  - A beautiful **glazed sun lounge** with large doors opening to the garden and pool area—ideal for dining and entertaining.

**Notable Features:**

This villa was constructed with several high-quality upgrades, including:

- Enhanced **windows** and **Persianas**.
- **Air conditioning** (hot and cold) via air ducts.
- **Pellet burner** for cozy winters.
- Fly screens fitted to all windows.
- **Sun lounge conversion** for added comfort and versatility.
- Fully irrigated low-maintenance gardens with gravelled and planted areas.
- **Concrete parking area** for convenience.
- Fenced pool area for safety with **Roman steps** into the pool.
- **WiFi-controlled lighting** for modern convenience.
- Additional **shed and storage unit**.
- Newly installed warm water boiler with heat pump
- Recently painted with high quality paint

**Outdoor Amenities:**

- **Plot Size:** Spacious gardens designed for low maintenance.
- **Swimming Pool:** Securely fenced for safety, featuring Roman steps for easy access.
- **Parking:** Gated driveway with ample parking.
- **Location:** Excellent access and situated in a tranquil residential area with a nearby restaurant.

**Location Benefits:**

- Peaceful setting yet walking distance to the vibrant village of **La Romana**, known for its charming ambiance and array of amenities.

**Viewing Highly Recommended:**

This villa is the perfect blend of modern living, thoughtful upgrades, and an enviable location. Whether for a family home or a tranquil retreat, this property ticks all the boxes. **Don't miss this opportunity.**