

## Villa in La Romana -

Ref: LJ2472

**Price**  
**€219,000**



**Property type :** Villa

**Garden :** Private

**House area :** 140 m<sup>2</sup>

**Location :** La Romana

**Plot area :** 211 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 3

✓ Pre-installation for Air Conditioning

### **Charming 3-Bedroom Villa with Guest Apartment, Communal Pool & Potential for Expansion**

We are delighted to present this beautifully maintained villa, located on a peaceful urbanisation within walking distance of the traditional Spanish village of **La Romana**. Offering countryside tranquillity with convenient access to village life, this property is an excellent choice for both permanent living and holiday use.

#### **Main Accommodation (Ground Floor)**

- Spacious **open-plan lounge, dining area, and modern kitchen** with pellet-burning stove.

- French doors leading to a lovely **glass-curtained terrace** – ideal for year-round enjoyment.

- **Master bedroom** with fitted wardrobes and private en-suite bathroom.

- Additional **guest toilet** for convenience.

#### **Guest Apartment (Underbuild)**

- Separate private entrance.

- Currently arranged with **2 bedrooms, bathroom, lounge, and kitchen**.

- Large **storage room with potential for conversion** into further bedrooms or living space – perfect for extended family or visiting guests.

#### **Exterior Features**

- Private **roof solarium** with open views.

- Landscaped **gardens (211m<sup>2</sup>)** with mature plants, flowers, and a charming **wooden pergola for outdoor dining**.

- Covered **carport** for parking.

- Access to a **communal swimming pool** for residents' use.

#### **Additional Features**

- Mains electricity and water.

- Hot/cold air conditioning

This property combines the best of **countryside living and village convenience**, with excellent potential to expand the accommodation further. **Viewing is highly recommended.**