

## Villa in Campos del Rio -

Ref: ETAC009

**Price**  
**€349,900**



**Property type :** Villa

**Swimming pool :** Private

**Plot area :** 2000 m<sup>2</sup>

**Location :** Campos del Rio

**Garden :** Private

**Bedrooms :** 3

**Parking :** Driveway

**Bathrooms :** 3

✓ Central Heating

✓ Air Conditioning

✓ Fireplace - Log Burner

✓ Terrace

✓ White Goods

Beautiful detached villa in urbanization in Campos del Rio. In the urbanization of +/- 50 houses live English, Dutch, Belgian, Spanish and French people. ☐☐

The plot of 2000m2 is fully fenced and you have beautiful views of the mountains. ☐☐

You can enter the house through the front door or back door. At the back you enter the house by stairs to a large porch from where you can see the pool and enjoy the view. You then enter the house into the spacious living-dining room of 52.8m2, heated via an 8kw pallet stove installed in December 2023. There is also a gas fireplace, however the gas connection is currently disconnected, this can of course be reconnected. The Formas Cocinas open kitchen of 7.85m2 was installed in February 2023 and is equipped with an oven, microwave, eye-level Siemens dishwasher and large Siemens refrigerator. There are also 3 bedrooms (13.37m2, 13.58m2 and 15.56m2), the largest bedroom has a private bathroom of 6.8m2. The bedrooms have custom-made closets, these remain. There is also a 2nd bathroom with bath of 7.54m2. In the hall by the front door there are also 2 large custom-made wardrobes, these also remain. ☐☐

Next to the pool is a pool house with bar, here is another bathroom, so you don't have to walk through the house with your wet swimwear. Adjacent you will find the in June 2024 newly installed pergola with aluminum slats so you can sit in the shade by the pool. The pool itself was retiled in May 2024 and new lighting was installed. ☐☐

In April 2023, the current owner also had a 35m2 garage built in the same style as the house. You can thus put your car/motorbike/bikes inside. Furthermore, a wooden garden shed of 9m2 for extra storage space was installed in June 2024. ☐☐

The house is powered by 16x 420 watt solar panels with Huawei inverter which were installed in July 2023. The energy costs are therefore only 28 euros per month. ☐☐

The entire house is equipped with air conditioning, double glazing, mosquito nets (May 2023), (mostly electric) shutters, decorative grills (May 2023) and electric heaters. ☐☐

The house is being sold unfurnished. ☐☐

