

## villa for sale Arroyomolinos, Sur



SPECTACULAR INDEPENDENT VILLA IN ONE OF THE BEST AREAS OF ARROYOMOLINOS.

The villa is distributed over 3 floors with an excellent layout:

**FIRST FLOOR (Garden Level):** Large entrance hall leading to a spacious, bright and fully equipped kitchen with pantry, a bedroom/dining room, a toilet and a bright and spacious living-dining room with views of the exterior garden.

**SECOND FLOOR:** Impeccable distribution with: 1 SUITE with a large and bright bedroom, bathroom with a large hydromassage bathtub, unbeatable dressing room, and terrace with views of the front garden. 2 very spacious bedrooms with terrace and views of the pool and main garden and 1 complete bathroom with a window.

**SEMI-BASEMENT FLOOR:** Which has 2 bedrooms, large living room and cellar.

This floor is connected to a garage and storage room. The garage has capacity for 2 vehicles (one of them on a ramp). The garage access has 2 automatic doors.

**GARDEN:** Wonderful individual plot of 527 M2 with exterior lighting, 3 porches, one of them with more than 40M2 completely glazed (open in summer / closed in winter) and a gazebo by the pool. Individual pool of 5 M x 8 M. Natural grass area with automatic irrigation and drainage. The entire plot is surrounded by stone walls that guarantee privacy and security.

Basic features:

Independent villa

3 floors

360 m<sup>2</sup> built

6 bedrooms

2 living-dining rooms

3 bathrooms

527 m<sup>2</sup> plot

8 M x 5 M pool

2 terraces

3 porches

2 parking spaces.

Fitted wardrobes

Storage room

Pantry

Individual heating: Natural gas

Air conditioning

10 self-consumption solar panels

Fully walled plot.

South, west orientation

Built in 2003, Second hand/Excellent condition

## property details

Spanishestate **5413633**  
id:  
reference:: -  
close to/ located: **Arroyomolinos**  
region: **Sur**  
property type: **villa**  
rooms: **6**  
property surface: **360 m2**  
surface plot: **527 m2**  
price: **€ 639.000**

## contact

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