



## Charming villa just a few steps from the center and the beach, with swimming pool, garage and excellent southwest orientation, your ideal

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Charming villa ideally located near the beach and the center, offering beautiful outdoor and indoor spaces. A flower-filled garden with a swimming pool is featured. It comprises an entrance hall, a dining and living room with a fitted and equipped kitchen, a bedroom, and a bathroom with a shower. On the ground floor, there is a multipurpose veranda that can be converted into another bedroom, a dining room, a gym, or an office. Upstairs, there are three bedrooms, two of which have access to a lovely terrace, and a bathroom. An 18 m<sup>2</sup> garage with a workshop or storage area and a parking space with a carport are also available. The house is equipped with reversible air conditioning, double-glazed windows, an alarm, and city gas central heating. A south-facing swimming pool with a terrace and a porch in front of the pool are also available with an electric awning.

Transaction	Sale
Category	House
Surface area	344 m <sup>2</sup>
Rooms	3
Bathrooms	2 bathrooms
Parking	Yes
Garage	Surface area
Mains gas	Yes
Terrace	Yes
Garden	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Land	196 m <sup>2</sup>
Furnished	Yes

**525.000 €**













