

**Sales - House - Río Real**  
**3.158.000€**

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**Ref.-ID: R4227610**

**Río Real**

**House**

**Community: 3,996 EUR / year IBI: 3,389 EUR / year**

**Rubbish: 180 EUR / year**



**4**



**4.5**



**492 m2**



**1418 m2**

Elegant classic style villa set in a fully gated complex of only six villas in the beautiful area of Rio Real. This immaculate property is surrounded by a magnificent garden with heated swimming pool accessed from the lower level of the villa, and the main entrance enjoys a lovely fountain surrounded by various plants. Accommodation comprises on entrance level: a spacious hall with guest toilet; a large bright living room with high ceiling, fireplace and access to covered porch and garden; separate dining room; a fully fitted and equipped Italian kitchen with breakfast area, a small balcony and access to west-facing terrace with fantastic golf views. Upstairs: master bedroom suite with fireplace, kitchenette, walk-in wardrobe and access to a large south-facing terrace with wonderful views to the surrounding nature, golf and some sea; a further bedroom with en-suite bathroom and 2 balconies, currently used as a study. Lower garden level: another spacious living room with fireplace and access to garden and swimming pool area; a spacious, fully fitted and equipped second kitchen; laundry room with English patio window, could be converted into a gym or a home cinema room; 2 spacious bedrooms with en-suite bathrooms, both with access to garden and pool area; machine room with independent access under the covered carport with WC, sink and water deposit. The villa has under-floor heating, wooden (iroco) windows throughout, Aerothermy system, solar pannels. A wonderful family home either for holidays or year-round living in a very tranquil and secure environment

**Setting**

- ✓ Close To Golf
- ✓ Urbanisation

**Orientation**

- ✓ South

**Condition**

- ✓ Excellent

**Pool**

- ✓ Private
- ✓ Heated

**Climate Control**

- ✓ Air Conditioning
- ✓ Fireplace
- ✓ U/F Heating

**Views**

- ✓ Sea
- ✓ Golf
- ✓ Garden
- ✓ Pool

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Fiber Optic

**Garden**

- ✓ Private
- ✓ Landscaped

**Security**

- ✓ Gated Complex
- ✓ 24 Hour Security
- ✓ Safe

**Parking**

- ✓ Covered

**Category**

- ✓ Golf
- ✓ Resale