



**Property type :** Villa

**Location :** Pinoso

**Bedrooms :** 4

**Bathrooms :** 3

**Garden :**

**Orientation :** East

**Parking :**

**House area :** 206 m<sup>2</sup>

**Plot area :** 10099 m<sup>2</sup>

We are extremely proud to present to the market a one-off bespoke villa in the sought-after area of Pinoso. As you enter the drive you are instantly aware of how the current owners have lovingly looked after the established gardens, the views are breathtaking yet completely private. Upon entering the property you will see there has been no expense spared, Italian marble floors throughout, and a beautiful sweeping marble staircase. The lounge and dining areas are open plan perfect for entertaining guests. You will also see there is a large log burner with double fans, and the property also comes with an oil-fueled central heating system throughout the property. The windows and doors are all double-glazed with fly screens. The kitchen is fully fitted with granite worksurface, the hob is induction and the oven is electric. There are 2 large double bedrooms on the ground floor, a large bathroom with a walk-in shower, very tastefully decorated. Also, on the ground floor, there is a very large store cupboard. On the second floor, you have a further 2 large double bedrooms both with fitted floor-to-ceiling wardrobes, and their own bathrooms. The master has a large corner bath as well as a walk-in shower, both bedrooms have their own terraces as well a 3rd terrace in the centre of the 2 bedrooms all with the most amazing views. Outside you have a large terrace to lead you down to the 10x5m pool and a large outside dining area with a waterproof polycarbonate roof, plus electricity and lighting and a BBQ perfect for dining alfresco under the stars on those long summer evenings. Further, around the fully-fenced land, you have beautiful cherry blossom trees and also an assortment of olive and fruit trees. there is a double garage with an electric shutter with electricity, which could easily be turned into a casita/workshop. In addition, there is also a large utility room with a sink and where you will find the oil boiler for the heating system. There are 4 outside taps and a new ungraded septic tank, a large TV satellite dish, and the property benefits from mains water and also a water deposit. You will also see a fenced-in area perfect for chickens, ducks, and a dog kennel. Although you will find this property in the countryside and very private, you are only 7km from Pinoso and this is very rare to find. This property is priced to sell! Features Air Conditioning Central Heating Electric Gate Entrance Garage Mains Electric Mains Water Swimming Pool Utility Room