



## San pedro de alcántara - Villa



 <b>4</b>	 <b>4</b>	 <b>290</b>	 <b>830</b>			<b>1 400 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### Charming Independant Villa located in San Pedro / Guadalmina

Nestled in the vibrant neighbourhood of San Pedro de Alcántara & Guadalmina, this charming villa offers all the modern conveniences at your fingertips. Boasting 4 bedrooms and 4 bathrooms, this property spans across 290 square meters of living space on an 830 square meter land, providing ample room for comfort and relaxation.

As you step inside, you'll be greeted by a spacious living area with a cozy fireplace, perfect for entertaining or simply unwinding after a long day. The villa features a fully equipped kitchen, air conditioning, and a private garden where you can enjoy the beautiful surroundings. For those warm summer days, a refreshing pool and a terrace with stunning sea views await you.

In addition to the main living areas, the villa also offers a garage, basement, and storage/utility room, ensuring ample space for all your belongings. The property is equipped with modern amenities such


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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



as a security alarm, video entry system, and electric garage gate for your peace of mind.

Located just a short walk away from a variety of amenities, including schools, restaurants, pharmacies, and parks, this villa offers the perfect blend of convenience and comfort. Whether you're looking for a tranquil retreat or a place to call home, this property is sure to exceed your expectations.

Don't miss out on this exceptional opportunity to own a piece of paradise.

#### TAXES AND EXPENSES:

Community Fees €300/ Year

Garbage Tax €270/Year

IBI Fees €1,280/Year

#### ENQUIRIES!

Don't hesitate to contact our friendly team for any questions or information you may have about this property..

## Property Features

- Air conditioning
- Equipped kitchen
- Pool
- Garden
- Terrace (m2): 90
- Private Property
- Drive way
- Storage / utility room
- Video entry system
- Electric garage gate
- Security door
- Balcony
- Private Parking
- Fireplace
- Walk-in wardrobe
- Proximity: Hospital
- Built year: 1997
- Floors: 3
- Laundry
- Basement
- Views: Sea views, Pool view, Garden view
- Security alarm
- Barbecue
- Solar orientation: South
- Terrace
- Garage



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