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**525.000€**



**\*\*Luxury Wheelchair-Accessible Villa with Golf Views for Sale in Spain: 5-Bedroom, 4-Bathroom, and Room for More\*\*** This exceptional, wheelchair-accessible villa for sale on the front line of La Marquesa Golf Course, Spain, offers rare luxury with unparalleled accessibility features. Designed with spaciousness and adaptability in mind, this 5-bedroom, 4-bathroom home can become a 6-bedroom, 5-bathroom sanctuary for families, including those with disabled or elderly members. Here's what makes this property unique in Spain's competitive market: **\*\*Accessibility-Optimized Driveway and Garage for Multi-Generational Living\*\*** With an easily accessible driveway from the street and a wide garage, the villa provides a seamless approach for wheelchair users. The large 4.5m x 6m garage can be converted into an additional ground-floor bedroom, increasing versatility for multi-generational households, such as families with elderly relatives or disabled members. **\*\*Cost Estimate\*\***: €1,800- **\*\*Conversion Scope\*\***: Remove the garage door, install a door and window, and install the interior finish to create a comfortable new bedroom. **\*\*Ensuite Bathroom Addition for Full Ground-Floor Accessibility\*\*** Located beside the garage, a 2.7m x 5m utility room is ready to be transformed into a spacious, accessible ensuite. This addition ensures independence and comfort for any family member with mobility needs. **\*\*Cost Estimate\*\***: €4,200- **\*\*Scope of Work\*\***: Includes a barrier-free shower, grab bars, and non-slip flooring for optimal accessibility. **\*\*Exterior Ramps for Easy Movement\*\*** With minimal investment, existing exterior steps can be replaced with concrete and tiled ramps, providing unrestricted mobility across the villa's ground floor and outdoor living spaces. **\*\*Cost Estimate\*\***: €2,000- **\*\*Scope of Work\*\***: Creating smooth, well-designed ramps harmonising with the villa's aesthetic. **\*\*A Unique 6-Bedroom, 5-Bathroom Accessible Villa with Golf Course Views\*\*** After modification, the villa offers 6 bedrooms and 5 bathrooms, ideal for large families or multi-generational living. With a rare wheelchair-accessible design, the villa's 140m<sup>2</sup> ground-floor area ensures free movement, while the exterior amenities include: **\*\*Private Pool\*\***- **\*\*Three Large Terraces with Panoramic Views\*\***- **\*\*Utility Room\*\***- **\*\*Two Lounges\*\***- **\*\*Pool Room with Shower and Sauna\*\***- **\*\*Significant Property Value Enhancement Potential\*\*** Due to the scarcity of accessible properties, this villa represents a prime investment

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|  5 chambres                              |  3 salles de bains    |  265m <sup>2</sup> Taille de construction |
|  670m <sup>2</sup> Taille de la parcelle |  Piscine              |  Condition - Excellent                    |
|  South West Facing                       |  Private Terrace      |  Utility Room                             |
|  Garage                                  |  Garden View          |  golf views                               |
|  Pool View                               |  Part Furnished       |  Furniture - Negotiable                   |
|  Close to Golf                           |  Fully Fitted Kitchen |  Fitted Wardrobes                         |
|  Private Gardens                         |  Air conditioning     |  EPC In Process                           |
|  Ceiling fans                            |  Glazed Terrace       |  Off Road Parking                         |



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