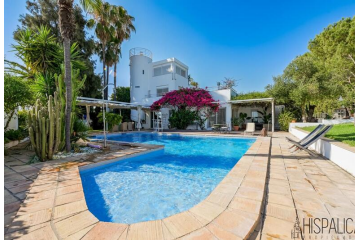




## 7 slaapkamer Villa Te koop in Valencina de la Concepcion, Sevilla

1.300.000€



We present this exclusive estate in Valencina de la Concepción, a unique location offering tranquility, privacy, and top-quality design in a privileged natural setting.

Built on a plot of over 4,700 square meters, this property boasts 556 square meters of built area, distributed across a main living area and two independent lofts measuring 60 and 120 square meters each. In total, it features seven bedrooms, seven full bathrooms, three kitchens, and three living rooms, ideal for comfortable and spacious living.

The main house, built in 1996 and renovated in 2023, is spread over two floors and a small tower with a large terrace offering stunning views of Seville. On the ground floor, you'll find a spacious entrance hall, a fully equipped kitchen, a living-dining room with a beautiful fireplace featuring original antique Mensaque tiles, and an outdoor porch next to the pool, equipped with a dining area, a chill-out area, and a bar under a pergola for enjoying the summer. In addition, there are two bedrooms with built-in wardrobes and full bathrooms, as well as a storage and laundry room.

On the first floor, there are two very spacious bedrooms with en-suite bathrooms and access to terraces, one of which is approximately 40 square meters. The second floor houses the tower, with a bedroom with an en-suite bathroom and a large terrace with views of the countryside and Seville, perfect for relaxing and enjoying the scenery.

The property has been carefully renovated, integrating high-quality materials and sustainable technologies. It features solar energy for hot water, photovoltaic energy, and aerothermal energy for air conditioning, as well as its own well that supplies water year-round, and/or the option of connecting to the nearby water network if preferred. Underfloor heating with aerothermal energy ensures pleasant, low-cost air conditioning. Double-glazed PVC windows and automated shutters (which convert into Menorcan blinds) on the ground floor guarantee comfort and security. It also has an alarm system and a covered garage for two vehicles. Located in the heart of Aljarafe, a region that combines

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|------------------------------------|-------------|-------------------------------|
| 7 slaapkamers                      | 7 badkamers | 536m <sup>2</sup> Bouwgrootte |
| 4.774m <sup>2</sup> Perceelgrootte | Zwembad     | aire acondicionado            |
| edificio con garaje                | jardín      | piscina                       |
| terraza                            |             |                               |