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240.000€



I think it best to address the 2 Bed 1 Bath situation first as there is already a room to the rear of the Master Bedroom, the one with the dressing room, and work had begun on making that into a large en-suite bathroom to give a 2/2 balance. Additionally, the dressing room is easily big enough to be a nursery for a family with a baby. There is a large garage with a toilet already built and this would make an excellent self-contained Guest House so that visitors have their own space. When you bear in mind that a 2 Bed 2 Bath Finca with land in Sax and a Self-Contained Guest House would be priced around the 300k mark you can easily see the benefits of this property and a pool can easily be added if required as the size of the land allows for plenty more build. However, if a 2 Bed suits you then there is nothing you need to do. The location is quite amazing, it is within walking distance to the town of Sax and a 10 minute walk to the High School if you have adolescent children. The nearest bar/restaurant is 1.3 kms and the nearest supermarket is 1.4 kms. The property does not have neighbours, how cool is that? Yet it is not remote and originally there was a paddock and the garage was a stable so it is perfect for horses. The property is completely walled to separate it from the land and very secure. When you enter the walled area you see the beauty of the property, hidden from the outside, it really is very special with superb outside areas including a fabulous covered exterior lounge and BBQ and a host of decorative features. The area is as low maintenance as it gets but, if you want a swimming pool then one can be easily installed in front or to the rear. A traditional high quality solid wooden door opens to a small but lovely hallway from which you can go left or right into two living areas. To the right is a Dining Room with access via patio doors to the exterior lounge and BBQ area. To the left is another lounge that has which is sufficiently big for another dining area and this has access to the stunning kitchen that has been recently installed and is just so cool. It's the sort of kitchen my wife dreams about. There is a short hallway that separates the living and sleeping areas which I always think makes a distribution flow better. There are two bedrooms and both will take a double bed but presently the smaller of the two is presented as a single. A modern bathroom separates the two and the Master Bedroom has a large dressing room. The land is beautiful but not fenced. It is mainly flat and has 52 olive trees so every year you will have enough

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|--|--|---|
|  2 soverom                           |  1 baderom            |  150m <sup>2</sup> Bygg størrelse    |
|  18.000m <sup>2</sup> Tomtestørrelse |  Svømmebasseng        |  walking distance to town            |
|  Cess Pit / Septic Tank              |  Mains Water          |  Fast Internet & Phone               |
|  Mains Electric                      |  Terrace              |  Utility Room                        |
|  Garage                              |  Air conditioning     |  Walking Distance - Restaurant / Bar |
|  fenced plot                         |  Annexe / Guest House |  Fireplace - log burner              |
|  Barbecue                            |  Pool:                |   |



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