

## 4 bedroom Villa for sale in Sant Mateu, Castellón

335,000€














¡Reduced from 375,000€ TO 335,000€!

A beautiful villa with a private pool ready to move in for permanent living. Situated in San Jorge (San Jordi) on an excellent location with stunning views. Close to all amenities & town centre, approx. 1 km walking distance. The property is built on a rustic plot of 13.355m<sup>2</sup> with very good road access (tarmac road).

Around the house is partly fenced, and has a surrounding garden which is easy to maintain. The main house, built in 2004, has an area of 120m<sup>2</sup> on single floor. Build to high standard and offering comfortable and stylish living in a popular village with amenities & ensures peace and tranquillity. It has four bedrooms and two bathrooms. Connected to urban water, mains electricity & sewage connected to outdoor septic tank. The property comprises of an entrance to a small reception area. Spacious living & dining room with a fireplace. Open plan kitchen fully equipped with all the appliances. From the sitting room giving access to large "L" shape terrace approx. 30m<sup>2</sup> for "al fresco" dining & entertaining with magnificent sea views.

The outside of the property is surrounded by a low maintenance garden. The pool area is set up with outdoor furniture & sun shades for relaxing. There is a large carport of 70m<sup>2</sup> installed with solar panel system to compliment the air conditioning & heating to the main house. The property is sold partly furnished. An ideal location to disconnect from the big cities & perfect location for cultural excursions & enjoy outdoor sport activities. Distance to coast & beaches approx. 20 kms & just 40 minutes' drive to Castellon airport. A great property with lot of potential.

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|---|---|--|
|  4 bedrooms                     |  2 bathrooms   |  120m <sup>2</sup> Build size |
|  13,355m <sup>2</sup> Plot size |  Swimming Pool |  close to golf                |
|  garden                         |  terrace       |  garage                       |
|  parking                        |  private pool  |  |