


## 4 bedroom Villa for sale in Pruna, Sevilla

**295,000€**



**FOR SALE - CONTEMPORARY 3 BEDROOM VILLA WITH 1 BEDROOM SELF CONTAINED GUEST COTTAGE, SWIMMING POOL AND THE BEST VIEWS IN ANDALUCIA !**Plot 14,900m<sup>2</sup> villa 178m<sup>2</sup> guest cottage 32m<sup>2</sup> Built in 2009 4 beds 3 baths €295.000 sold unfurnished This is the dream country home in Andalusia you have been waiting for ! Constructed in 2009 , this villa is light, airy and spacious - the charming fusion of contemporary and the traditional results in a warm harmonious villa. villa with a lovely flow throughout .A single floor home, consisting of a large modern kitchen, with white units and wooden worktops , fitted oven and hob, dishwasher , there is a breakfast table , off the kitchen is a laundry /pantry room . Lovely formal dining room which leads into a big spacious living room, with an wood burning fireplace , Access out to the covered terrace, which has outstanding views .A split level takes you up to the bedrooms. The master suite is super spacious, there are terrace doors leading out to the pool area. A large walk in/through dressing room which leads into the en suite bathroom .The impressive double height beamed ceiling hallway leads to two further big double bedrooms and large family bathroom .Outside stairs to a large roof terrace, which gives panoramic views as far as the eye can see !The self contained guest cottage is situated approx 25 m from the main villa. Modern and surprisingly spacious , there is a double bedroom , shower room , and an open plan living/dining/small kitchen - ideal for vistors or perhaps a granny flat . It could also be used as a holiday rental to create extra income .The swimming pool is 6m x 3m approx , with an easy access walk in steps, located to the side of the villa, and surrounde by artificial grass terracing for easy maintenance .The property sits on the top of a hill , the entire areas around the villa have been laid out for easy maintenance . The views are so spectacular from every angle , it literally takes your breathe away .The property has mains electricity - the location would make this a prime property for solar panels to be installed . Water is supplied by deposits . There are 2 x 6,000 litre main deposits and 4 x 1,000 litre rain water deposit - all supplying the houses. Water is delivered by local supplier to fill the deposits when required . Average annual consumption is approx 72,000 litres per year ( equates to 6 deliveries costing €850 per year .The property benefits from\* Double glazing throughout\* air conditioning / heating units in salon and bedrooms ( total 4 )\*

 4 bedrooms

 Swimming Pool

 bedrooms 4

 2 bathrooms

 lot area 14900

 14,900m<sup>2</sup> Plot size

 floor area 210