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795,000€

Private Villa - Four Bedrooms - South Facing - Large Plot This four bedroom, three bathroom villa, built on a plot of over 3000m<sup>2</sup>, sits proudly in an elevated yet private position on the North side of La Manga Club With private pool, over 300m<sup>2</sup> of useable living space, plus permission to extend by a further 200m<sup>2</sup>, this South facing family home offers the most fantastic opportunity to call La Manga Club home Enter the plot via an elevated driveway which provides access to the entrance of the home, via the carved wooden front door, rescued from an old Spanish finca, or through the garage On the ground floor there is a cloakroom, 2 double bedrooms with ensuite bathrooms, a further bedroom currently used as an office, a renovated kitchen with a walk in pantry and a separate utility room From the kitchen, you have access to a side patio, perfect for enjoying a morning coffee surrounded by the large garden with pine trees and newly planted fruit trees The lounge, dining room and two of the bedrooms have patio doors to a bbq terrace, which leads directly to the pool and terrace One of the poolside bedrooms has wall-to-wall fitted wardrobes and an en suite bathroom One bedroom is currently used as an office but may also be converted to a bedroom The third bedroom is double with ensuite bathroom The elegant spiral staircase leads up to a large master suite with dressing room and ensuite bathroom, the private terrace has views to the golf course and the resort On the far side of the house, there is an external staircase that leads to a roof terrace above the living room There is central heating and air conditioning throughout and a wood burner in the fireplace The plot is incredibly versatile, with numerous areas which could be used as a play area, summer kitchen, orchard... The possibilities are endless The property has been impeccably cared for by its owner of many years and is ready to move into immediately Four Bedrooms Three Bathrooms Permission to Extend 3000m<sup>2</sup> Plot South Facing Private Pool

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|  4 bedrooms                    |  3 bathrooms        |  320m <sup>2</sup> Build size |
|  3,000m <sup>2</sup> Plot size |  Double Bedrooms: 5 |  Close to golf                |
|  Close to shops                |  Garage             |  Garden                       |
|  Gated community               |  Golf course views  |  Key ready                    |
|  Mountain views                |  Parking            |  Pool                         |
|  Pool views                    |  Solarium           |  |