

**Villa in Aspe -**  
Ref: LJJ4633

**Price**  
**€395,000**



**Property type :** Villa

**Location :** Aspe

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :**

**Garden :**

**Orientation :** East

**Parking :**

**House area :** 159 m<sup>2</sup>

**Plot area :** 13240 m<sup>2</sup>

We are delighted to market this beautifully well-presented country villa with pool and land in the well sought after area of Aspe. The property is well connected to the village of Hondon De Las Nieves within a 10 minutes' drive and Aspe within an 11-minute drive. Both offering excellent amenities.

The Villa has excellent access and is approached from an impressive tree lined driveway entrance. As you approach the villa there is a car port for 2/3 cars.

The land is of 13.240m<sup>2</sup> with approx. 8.000m<sup>2</sup> fenced of immediate gardens with an 8x5 swimming pool , wooden pool house with shower and a W.C (18m<sup>2</sup>), a built storage shed (24m<sup>2</sup>)that could easily be an additional guest suite. and BBQ. The villa itself overlooks the swimming pool with ample of sunbathing terraces. The mature gardens have palms, olives tree and are of Mediterranean style. There are three types of water at the villa including: mains, riego water and a well. In addition, there is mains electricity and solar power.

The villas accommodation is immaculate with a lovely, covered terrace of 32m<sup>2</sup> perfect for entertaining. Leading from the terrace you will find a very spacious open plan lounge/kitchen and dining room with open fire and utility room.

There is three double bedrooms, a master bedroom with a dressing room with fitted wardrobes and a lovely ensuite shower room. There is a further family shower room and a hallway. The villa has oil central heating throughout. The villa is of 159m<sup>2</sup> including covered terrace.