



**Property type :** Villa

**Location :** Sax

**Bedrooms :** 4

**Bathrooms :** 1

**House area :** 160 m<sup>2</sup>

**Plot area :** 1294 m<sup>2</sup>

- |                            |               |                          |
|----------------------------|---------------|--------------------------|
| ✓ Mains Electric           | ✓ Mains Water | ✓ Air Conditioning       |
| ✓ Walking Distance To Town | ✓ Fenced Plot | ✓ Alarm System           |
| ✓ Garage                   | ✓ Terrace     | ✓ Cess Pit / Septic Tank |

4 Bedroom 1 bathroom house with balsa pool and sensible sized plot. We are proud to offer for sale, this lovely 3/4 bedroom house (one bedroom is currently being used as a second lounge) with a nice family bathroom, sitting on just under 1,300m<sup>2</sup> of land, ideal for a holiday home or permanent living, as you don't have to spend time on the garden consistently. Around 800m<sup>2</sup> of this is set to a field, ideal for growing veg, or planting some fruit trees, for example. This is fenced from the main house.

There is a balsa pool as you enter, ideal for keeping you cool in the summer months. There is a garage and twin car ports here as well.

As you approach the main house area, there is a easy to maintain area and the main door to the house. Coming through the front door, you enter a covered area, with a room at the back (this room isn't in the photos or video, as it's used currently to store some private items). This extra room could become a further bedroom, or a kitchen, turning the covered area into a dining room.

Passing through the door, you are greeted by the corridor, with a bedroom on the left (used as a living room) and further two bedrooms to the right. This brings you to the good sized lounge, with the american style open plan kitchen. There is also access here to the family bathroom and the 4th bedroom.

This is close to town, on paved roads. However, it is worth noting that, in the garden, you can hear the A31 motorway, which you have easy access to.