Sun Team Property

# VILLA IN LAS RAMBLAS GOLF

Las Ramblas Golf, Orihuela · Nr ref. MLSC273510

NA SPRZEDAŻ

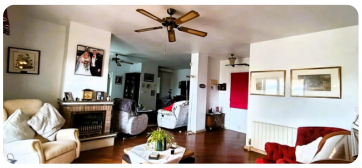
**635.000 €**



















**4** Sypialnie

**3** Łazienki

**214 m²** Powierzchnia

**480 m²** Działka

## SZCZEGÓŁY NIERUCHOMOŚCI

| | |
|---|---|
| Wybrzeże | Costa Blanca South |
| Odległość od morza (w linii p... | 3,5 km |

## OPIS

We present to you this Amazing Villa situated in a unique position, built into the side of a Cliff, over looking Las Ramblas Golf Course, in the Beautiful Costa Blanca region of Orihuela Costa, just minutes from the Gorgeous Beaches.Officially listed as a 4 Bedroom Villa, this unique home offers incredible flexibility, with the potential to accommodate up to 7 bedrooms, with could include a separate apartment. This would ideally suit a family, or those seeking additional space for guests with separate accomodaion on the lower floor, even a potential rental opportunity for Golfers.

## CECHY

Klimatyzacja · Grill · Ogrzewanie · Blisko golfa · Garaż · Ogród · Pralnia · Patio · Basen · Zamknięte osiedle

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# VILLA IN LAS RAMBLAS GOLF

Nr ref. MLSC273510 · 635.000 €

## OPIS

The Villa was designed and custom built by the current owners 27 years ago, built into the cliffside, this not only is picturesque but aids in cooling the property in the Hot Summer months, reducing the reliance on Air Conditioning and providing addional warmth in the winter months. Each room offers spectacular views of the Golf Course and Greenery surrounding the Villa. The Villa spans 3 floors plus a mezzanine level from the kitchen area.Please join us as we walk you through each floor, giving you a full appreciation of the villa's unique design and impressive potential.Garage - WorkshopAs you arrive at the property from the road, you're greeted by a spacious garage complete with an electric car charging point. To the rear of the garage, there's a workshop area with its own separate entrance, offering potential additional storage.Entering the Villa - Top Floor LevelUpon entering the villa, you'll find a central staircase that connects all three main levels of the Villa. This entrance point is on the top floor, with the staircase leading down through the second floor and finally to the ground floor, where the swimming pool is located.On the top level, turning left from the entrance takes you into a fully fitted kitchen. The kitchen features two sets of patio doors, both opening onto expansive terraces, perfect for al fresco dining and entertaining around the built-in BBQ area. From the kitchen, a staircase leads up to the mezzanine level, where you'll find Bedroom 4, currently used as an office. This area also includes an open space ideal for relaxing.Back in the main hallway, you'll find a guest WC and a utility room, complete with plumbing for a washing machine and a convenient sink area.The spacious lounge offers an open fireplace and direct access to the terrace through large patio doors. This room is large enough to accommodate a dining area, which presents an exciting opportunity: the current dining room could easily be converted into an additional bedroom (potentially Bedroom 5), giving you even more flexibility in the home's layout.Expansive Terrace - Top FloorThis Expansive South Facing Terrace is thoughtfully divided into three distinct areas, perfect for both entertaining and everyday relaxation. As you step out from the lounge, you're greeted by a seating area, complemented by a winding staircase that leads down to the master bedroom on the lower floor.At the heart of the terrace, a dedicated dining area sits beneath a pergola. The third area features a built in BBQ, perfect for hosting gatherings or simply enjoying the panoramic views of the lush greenery and golf course.2nd - Middle Floor LevelBack to the Lounge, we enter the staircase, leading down to the 2nd floor, where you will find 3 Bedrooms. The Master Bedroom encorporates a walk in Dressing room and a large Ensuite, offering a full size Bath and a large Walk in Shower. This level has 2 more double Bedrooms with fitted wardrobes and a Bathroom.Ground Floor - Potential Guest ApartmentWe now step down to the Ground floor. As you enter into a large open area, you continue on towards a small kitchen area and seperate bathroom. Also external side door, which leads to the Garden and pool area. Coming back on yourself, you enter another open plan area, with a Bar and Patio doors, which again, lead onto the Garden and Pool area.