

## Villa zum Verkauf in Manilva, Costa del Sol

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3 Schlafzimmer | 2 Badezimmer | 228 m<sup>2</sup> Wohnfläche | 70 m<sup>2</sup> Terrasse | Garage Ya | Garten Ya | Pool Ya  
€ 356 IBI | € 80 Rubish tax

### Beschreibung der Immobilie

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2/3 bedroom private Villa full of Andalucian charm. Large 540m<sup>2</sup> plot with private pool, landscaped gardens, sea views and open plan living.

New fully fitted kitchen, private parking for 2 cars plus a garage. Peaceful country location on the manilva/ Cadiz border at the Bahia de la Rocas turning, less than 5 minutes to the beach and 10 minutes to both Sotogrande and Puerto de las Duquesa.

The property offers 2 upper terraces, one that has retractable glass windows and another for outside summer use with sea and Africa views. The 8x5 square metre private pool is located amongst well a maintained walled garden and BBQ area with side terrace for additional space and seating area.

Officially 2 bedrooms, the Villa has converted one of the bathrooms into a 3rd bedroom, the master which is ensuite with good natural light and space. The living area is open plan with recently fitted

new kitchen area and the living space offers a spacious area and open fire for the winter mo