



## Vrijstaande Villa te koop in Periana, Periana

380.000 €

Referentie: R5121196 Slaapkamers: 3 Badkamers: 2 Plotgrootte: 1.574m<sup>2</sup> Perceelgrootte: 128m<sup>2</sup>





## Axarquía, Periana

Discover your own Andalusian paradise in this magnificent estate, a haven of peace and comfort designed to enjoy life to the fullest. Set on a generous 1,574 m<sup>2</sup> plot, surrounded by olive trees and nature, this property offers unparalleled privacy and an idyllic lifestyle just minutes from all amenities.

The exterior is undoubtedly the star of the show. An impressive covered porch is perfect for family meals, gatherings with friends, or simply relaxing in the shade. This area extends to a welcoming patio.

The pool area is a true oasis. With a wall that guarantees privacy, you will find a spectacular deep blue swimming pool and a large sunbathing area with loungers. It is the perfect place to unwind and enjoy the sun all year round.

The interior of the main house exudes a cozy rustic charm. The living-dining room, dominated by a warm stone-framed wood-burning fireplace, is the ideal space for winter evenings. The open and functional kitchen maintains the traditional style of the house with its wooden cabinets and is fully equipped.

The main house, measuring 128.20 m<sup>2</sup>, has three spacious bedrooms and two bathrooms, one of which is en suite. As an added bonus, the property also includes a small, completely separate guest room, perfect for accommodating family and friends with their own space and privacy.

This property has been updated with high-quality materials and systems with comfort and efficiency in mind:

**Versatile climate control:** Enjoy the perfect temperature all year round thanks to the combination of a wood-burning fireplace and efficient air conditioning units with Inverter technology (cooling/heating) installed in the living room and all three bedrooms.

**Efficiency and savings:** Domestic hot water is generated by a forced solar panel system, supported by a large capacity indoor tank (400lts), which guarantees an abundant, sustainable supply and significant savings on bills. It also has a photovoltaic installation for self-consumption that generates surplus energy, reducing the electricity bill to practically zero.

**Insulation:** All windows are high-end PVC (Eurofutur system) with Climalit double glazing, providing excellent thermal and acoustic insulation, which translates into a more comfortable and quiet home.

The Abbreviated Information Document is available upon request. Expenses: Taxes (ITP or VAT+AND) + notary and registration fees. SDM.



## Kenmerken:

### Extra's

Houten vloeren

### Meubilering

Gedeeltelijk gemeubileerd

### CO2 Emission Rating

E

### Klimaatbeheersing

Open haard

### Keuken

Volledig ingerichte keuken

### Huidige Staat

Goede conditie

### Energiebeoordeling

E