

# Villa Gata de Gorgos Gata

## Residencial €162,500 £139,198;\*



Ref: LA1259DA

Reduced from €175,000!



Panoramic

Off street parking

Security alarm



Villa on large corner plot 441m2 Sea & country views south facing 3 bedrooms 2 shower rooms living/dining + woodburner some ac ch glazed naya fitted kitchen FABULOUS GARDENS breakfast terrace beauty salon store room Irrigation

Corner plot. Located in a cul-de-sac this lovely property enjoys privacy & great views! The plot covers 441m2 of landscaped irrigated gardens & terraces. Steps down from the car port lead to the main front door & onto the mezzanine. Guest bedroom 1 is on the left next to the guest shower room. Stairs up lead to guest bedroom 2 and the master suite, with bedroom, open terrace, new shower room & dressing area. From the mezzanine stairs down give way to a huge living/dining room with woodburner, glazed naya with awning & open terraces. Off the dining area is a fitted kitchen (new ceramic hob) and covered utility (new boiler).

Outside:-From the naya an open terrace leads you round to this level of the plot laid to terracing, gravel & plants. This is the breakfast terrace!! Above this level is another area planted with Mediterranean species. From the naya terraces stairs take you down to the main gardens laid to gravel & terracing plus flower beds. There are olive trees, Washingtonia palms, fruit trees etc. Beneath the stairs is room for a summer kitchen. All levels are irrigated & with garden lighting. Outside shower!!

Upon entering the plot & at the bottom of the access stairs, to the right is a beauty salon & separately, a store room.

Air con (new) in living room. Mains gas ch. Infra red ceiling lamp in the naya for winter! Ceiling fans in bedrooms and individual units too. In the kitchen are included two fridges, washing machine, tumble drier, oven, hob. In the living area are included tv, cd player, DVD player

3 bedrooms, 2 shower rooms, huge living/dining with woodburner & ac, glazed naya with infra red ceiling heater. Fitted kitchen, utility. Store room, beauty parlour. Super gardens with breakfast terrace, area for sun bathing or "chilling", lower gardens landscaped with olives, palms, lemons etc

plus an outdoor dining terrace. Outside shower. Car port. Garden lighting & irrigation.



Main level breakfast terrace



And again!



Lower landscaped garden



Views from naya



Lower garden again



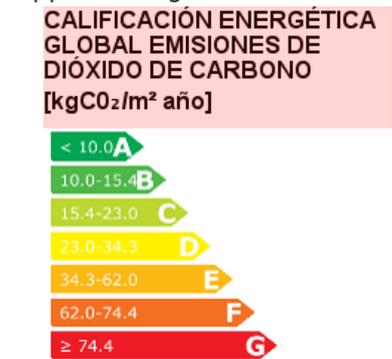
Upper level gardens



Breakfast terrace again



Large living room



Energy certificate in process.