



REF: 10618

Open-Plan 3-Bedroom Suite
with Terraces, Basement
and Stunning Pool

Estoi

€1,750,000



AMI License: 12086

APEMIP

Partner: 5357



Description of the Property

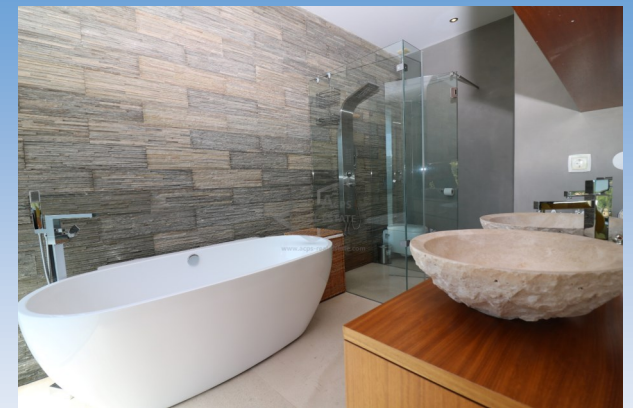
A countryside 4-bedroom detached villa set in a wonderful mature garden, a true heaven of peace and quiet with countryside views with easy access to the local amenities of the historic town of Estoi. Beautifully maintained luxury property with the feel of connecting inside to the garden, superb terraces leading from the tall sliding patio doors of this modern stream line kitchen with dining room and a lovely sitting area with views across the garden and the inviting pool. Benefitting from a great basement with additional double bedroom and potential games/cinema room, first floor offers two double suites with built in wardrobes and a stunning master bedroom with open plan bathroom. Glass and light just pours throughout the house. Large open deck terrace from the first floor. Beautiful enclosed private plot.

The Property is laid out on three floors as follows:

Access to the property is very good via a local village tarmac country road, and onto a short lane to the property, electric gates access the fully fenced and walled plot with ample car parking area. The plot is mature with lush landscaped gardens and beautiful rich green lawns, An impressive entrance hallway greets you that opens up into a large, bright modern open plan dining room with an elegant modern seamless fitted kitchen with a central island/breakfast bar, integrated appliances and white Silestone worktops. Floor to ceiling sliding patio doors access this wonderful outside dining raised terrace and access to a sunken seating area, just allowing you to take in the garden and this truly calming setting, To the side of the kitchen you have the family cloakroom and an internal staircase leading to the basement. With open plan living you have the lounge area, again with panoramic window overlooking the pool terrace and gardens.

The first floor:

Open tread staircase with glazed panels allow access to the first-floor accommodation comprising of gallery landing leading to the roof terrace with open views over the surrounding countryside and distant ocean views and, 2 good sized double bedroom suites with integrated wet rooms accessing through quality fitted wardrobes, both bedrooms have patio doors and open on to connecting east balcony. The master bedroom is located to the end of the hallway maximising its splendid view across the garden and the pool area, offering spacious bedroom with open plan bathroom with feature free standing tub. Fitted wardrobes and patio door opening onto the east facing balcony.



Basement/ Lower ground floor:

A great use of space with potential to make great use to create a games room/cinema room or a second lounge to create a self-contained apartment. Double bedroom with fitted wardrobes and, stunning panoramic window overlooking the pool terrace and gardens. separate wet room, a laundry area and direct access to the garden /pool terrace.

Outside:

Beautifully manicured irrigated and illuminated gardens, set around a large private swimming pool terrace with various relaxing and sunbathing areas, the pool benefiting from being heated by a solar electric cover.

The property also offers a superb annexe...currently used as a fully equipped gymnasium, an office and bathroom...all of which could be converted into a self-contained overflow annexe, with bedroom bathroom and sitting room or, for the more creative...a superb arts or music studio (subject to local planning consent).



Property Particulars

- Property Type: Villa
- Bedrooms: 4 +
- Bathrooms: 5
- Plot Size: 4100 m²
- Build Size: 177 m²
- Year of Construction: 2013
- Views: Countryside
- Airport: 15 Minutes
- Beach: 15 Minutes
- Shopping: 10 Minutes
- Swimming Pool Size: 10m x 5m
- Energy Rating: C
- Price: €1,750.000

