

Bufali, nr. Albaida. €225,000

Inside and Out, This Villa is FAULTLESS



In our opinion, you will be very hard pressed to find a villa that will even remotely compare to this one, which is both absolutely stunning and very stylishly presented both inside and out. So if you are looking for a beautiful home in which you are just able to move straight in to, with only the need to unpack your possessions and immediately start living your perfect Spanish dream, then look no further and book an appointment to view this delightful home today.

Standing on a plot of some 8,200m, which is laid out as four well defined, individual terraced areas, all with breathtaking views of the surrounding areas, it is easy to forget that in fact you are only a few minutes' drive to the local town of Bufali. The top terrace has olive trees; the second terrace has double gates, which lead onto the fully gravelled and well laid out main garden that surrounds the villa. Immediately to the left you will find the immaculate and all important outside kitchen area, opposite which and beneath a well established mulberry tree that provides plenty of much needed shade, you will find an attractively block built and rendered curved sofa seating area, with matching coffee table.

Two easy steps lead up to the large patio area to the front of the villa that provides plenty of space for more seating and a place from which to fully appreciate the beautiful far reaching countryside and mountain views.

There is a superb filtered swimming pool (10m x 5m), which is located at the end of the garden and there is wealth of patio area to position your sun beds and garden furniture. Modern, block built and rendered benches with central table are positioned just to the side of the pool and again, from this area too, the views are stunning.

The main garden immediately surrounding the villa has been gravelled with contrasting stone for ease of maintenance and dotted throughout the garden are feature constructions amongst the well planted trees and shrubs.

The two block built stores housing the batteries, generator and inverter for the self sufficient energy system are located at the end of the formal garden, with the solar panels mounted to the roof.

The third terrace is laid out partly to garden and also there is a large gravelled parking area for at least six cars. The fourth terrace below has more olive trees and the owners advise us there are 120 in total.

Inside the villa, the accommodation is both well laid out and very stylish in design. This home really is worthy of your time to view as we are sure you will not be disappointed.

Agents Notes.

Details are provided as a guide to potential purchasers. In no way do they form part of a binding contract and purchasers should satisfy themselves as to the condition of the property and appliances by way of special reports.

Floor plans are schematic and are there to offer people a guide as to the layout of the property.



Main Accommodation:

Entrance Hall.

White security door with multiple locks. Wood laminate flooring. Gas fired boiler. Coved ceiling. Electric panelled radiator and doors off to:



Lounge. 4.07m x 4.06m

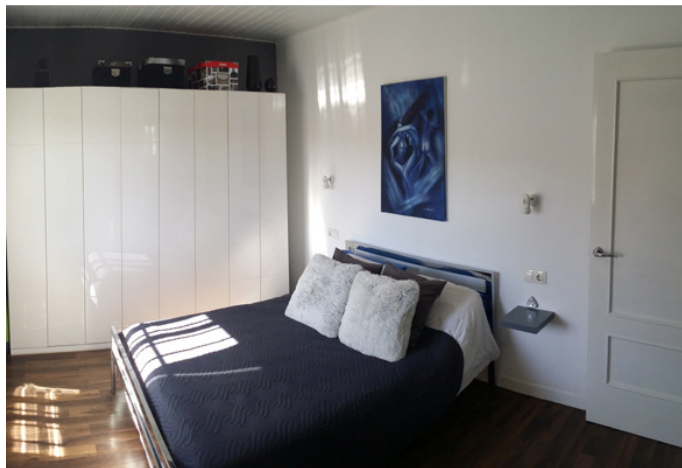
This is a lovely, bright, square room with double glazed sliding patio doors leading out on to the large sun terrace and enjoying the views of the countryside to the rear, with the mountains in the

distance. There is a corner fireplace with a gas fire and an attractive recessed ceiling, the recess having been “ship lapped” with a central ceiling fan. A large archway leads to:



Kitchen. 3.97m x 1.85

STUNNING is the only word to describe this very modern kitchen. It is fitted with an extensive range of “high gloss” black wall and floor mounted cabinets with matching ceramic tiles. There are white work surfaces which have a gas, built-in hob with gas oven under and a stainless steel cooker hood over. There is a single drainer sink unit with a black mono block mixer tap and a double glazed window to the rear that looks out across the fabulous garden to those views. The ceiling has recessed spot lights and is finished in white “ship lap”.



Bedroom 1. 4.2m x 2.8m

A good sized double room with white double glazed window to the front of the villa. Electric radiator. “Ship lap” ceiling. Bedside lights. A Bohemian style glazed block wall with open plan style access leads to:



En-Suite Shower Room

Corner shower cubicle with directional jets and shower head. Pedestal basin. Close coupled WC.



Bedroom 2. 3.1m x 3.4m

Double glazed window to the rear of the property. Electric radiator.



Bedroom 3. 2.7m x 2.43

Double glazed window to the side of the property.



Shower Room/WC.

Double glazed window to the front of the property. Fully tiled walls with an attractive corner shower unit, vanity unit with cupboards and drawers under and an inset sink. Close coupled WC. Infra red wall mounted heater. "Ship lap" ceiling with inset spot lights.

Outside:

The outside of this property is as stunning as the inside and the villa has the benefit of a large plot of some 8,200m². The plot is gently terraced and the villa and formal garden occupies one terrace, which has been fully enclosed and landscaped to an exceptional standard. The level immediately below the main garden has a car park for in excess of 6 vehicles, in addition to the large parking area on the same level of the villa.



One terrace has again been landscaped with shrubs, plants and trees and the other levels are set as an olive grove. We have been advised that there are approx. 120 olive trees.

The formal garden around the villa is approach through double wrought iron gates, which leads to a large parking area. This area of garden has been gravelled for ease of maintenance with contrasting coloured stone. The current owners have constructed features in the garden, such as several seating areas, one of which sits under the shade of a Mulberry tree.





The filtered swimming pool (10m x 5m) is located at the end of the formal garden and, one that you can most certainly have a decent swim in. It is surrounded by a patio area with seating area and a solar shower and the area enjoys panoramic views of the countryside and the mountains beyond. Also in this area is the block built storage sheds which house the diesel generator, the inverter and controls for the solar electric system and the power cells.



Closer to the villa is a lovely block built outside kitchen area with gas cooker and block built shelving with blue, tiled work surfaces

