



## 3 Bedroom Villa For Sale in Moncarapacho

Ref: PS30

Discover this perfectly located property offering a blend of comfort, space, and modern living.

Originally constructed in 1991 and totally renovated in 2005 with special attention to the water, and electric installations and insulation in the roof. More recently with double glazing, new bathrooms, underfloor heating in both bathrooms, and solar water system this home combines comfortable practicality with Mediterranean charm.

### Outdoor Features

Steps lead down from the main house to a sparkling chlorine swimming pool, surrounded by paved terracing and a covered BBQ area perfect for entertaining friends and family.

The mature garden benefits from automatic irrigation for ornamental trees and shrubs, while the remaining land features natural landscaping with several olive trees.

A shared borehole (new borehole pump installed summer 2025) - (shared with two neighboring homes, each with individual meters), ensuring a sustainable and cost-effective water source. Also hosting large private water storage tanque .

Entrance is via an electric gate opening into a charming cobblestone forecourt, offering both privacy and curb appeal.

### Location & Lifestyle

This home provides the ideal balance of countryside tranquility and modern convenience. The double glazing ensures year-round comfort, while the underfloor

 3 bedrooms	 2 bathrooms
 273 m <sup>2</sup>	 1960 m <sup>2</sup>
 1991	 Pool
<b>€ 975,000</b>	

### Features

- Proximity: Shopping
- Garage
- Pool
- Air conditioning
- Fireplace
- Borehole
- Terrace
- Views: Sea views
- Views: Garden view
- Garden
- Barbecue
- Double glazing

heating adds a touch of luxury in cooler months.

Property Highlights see plan.

Master Bedroom: c.17 m<sup>2</sup> with elegant en-suite bathroom (6.40m<sup>2</sup>) built-in wardrobes and convenient store room.

Spacious Open-Plan Living Area: 35.65m<sup>2</sup> with vented wood burning stove. Combined sitting and dining room for relaxed, modern living.

Fully Fitted & Equipped Kitchen: 11.60m<sup>2</sup>, ideal for home chefs.

Summer Sitting Room: 21.25m<sup>2</sup> with wood burner and views over pool and to the sea horizon.

Additional Bedrooms: Two large bedrooms (each 16.50m<sup>2</sup>) both with built-in wardrobes.

Family Shower Room: 4.90m<sup>2</sup>, stylish and practical.

Garage / Storage: 18.50m<sup>2</sup> providing ample space for parking or additional storage.

Whether you're looking for a permanent residence, holiday home, or investment property, this charming home delivers

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## Features

- Automatic irrigation
- Built year: 1991
- Proximity: Public Swimming Pools
- Electric entrance gate
- Proximity: Beach
- Proximity: Pharmacy
- Septic tank
- Irrigation System
- Equipped kitchen
- Dishwashing machine
- Sealed land area
- Uninterrupted views
- Underfloor
- Water Cistern
- Solar hot water
- Mosquito nets
- Renovation year: 2005
- Energy Rating C