

## 3 Bedroom Villa for Sale in Huerca-Overa

259,950€



NEW & EXCLUSIVE TO VOSS HOMES - An impressive 3 bed, 2 bath Country Villa of 188m<sup>2</sup> with a recently refurbished 8m x 4m swimming pool, hot tub, H&C aircon and amazing country views on a landscaped garden of 614m<sup>2</sup>. Just 8 mins drive to the village of Santa Maria de Nieva with a shop, 2 bar / restaurants, pharmacy, school and park. 12 mins drive to the main market town of Huerca-Overa.

Villa Piedra has tarmac road access and is situated on an enviable corner plot with only one attached neighbour's property to the rear. To the front of the villa is a gated driveway large enough for 2 or 3 cars and garden.

Also to the front is the swimming pool and a jacuzzi with plenty of space for sunbathing in the landscaped gardens. To the rear of the property is a further garden and the storage shed. The garden is mostly gravelled and tiled for low maintenance with a variety of Mediterranean plants and fruit trees.

Entry into the villa via a covered porch with front door into a light and bright living room with fire place, ceiling fans and H&C aircon. To the right are two double bedrooms (one is currently being used as an office) and both have H&C aircon. There is a family shower room and a useful utility / storage room with a door leading out to the rear garden.

A door takes you into very large semi-open plan kitchen & dining room. An archway separates the two rooms. From here a door leads out to a glassed conservatory, great for entertaining and has access out to the swimming pool area and views of the countryside.

Secure spiral stairs lead to a spacious double bedroom with ensuite shower room & H&C aircon and a terrace with

- 3 Bedrooms
- 2 Bathrooms
- 188m<sup>2</sup> Build size
- 614m<sup>2</sup> Plot size
- Swimming pool