

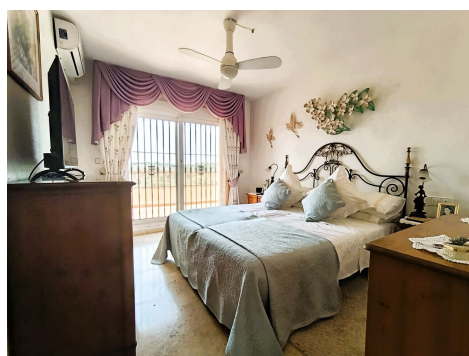
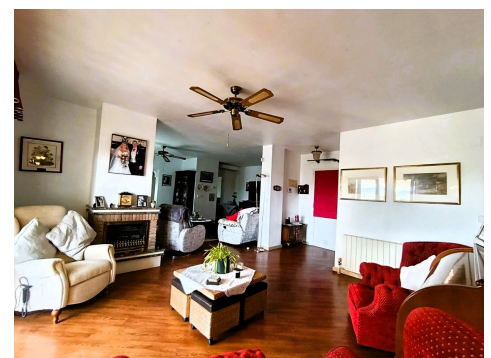
Ref: MLS15524J

Price: 635,000€



-  **Villa**
-  **Las Ramblas Golf**
-  **4**
-  **3**
-  **214m² Build Size**
-  **480m² Plot Size**

MASSIVE PRICE REDUCTION FOR QUICK SALE ----Our client has reduced the price from €675,000 down to €635,000 This property has been priced to sell and believe us when we tell you, you get your monies worth with this Villa. We present to you this Amazing Villa situated in a unique position, built into the side of a Cliff, over looking Las Ramblas Golf Course, in the Beautiful Costa Blanca region of Orihuela Costa, just minutes from the Gorgeous Beaches. Officially listed as a 4 Bedroom Villa, this unique home offers incredible flexibility, with the potential to accommodate up to 7 bedrooms, wi...(Ask for More Details!)



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Garage - WorkshopAs you arrive at the property from the road, you're greeted by a spacious garage complete with an electric car charging point. To the rear of the garage, there's a workshop area with its own separate entrance, offering potential additional storage.

Entering the Villa - Top Floor LevelUpon entering the villa, you'll find a central staircase that connects all three main levels of the Villa. This entrance point is on the top floor, with the staircase leading down through the second floor and finally to the ground floor, where the swimming pool is located. On the top level, turning left from the entrance takes you into a fully fitted kitchen. The kitchen features two sets of patio doors, both opening onto expansive terraces, perfect for al fresco dining and entertaining around the built-in BBQ area. From the kitchen, a staircase leads up to the mezzanine level, where you'll find Bedroom 4, currently used as an office. This area also includes an open space ideal for relaxing. Back in the main hallway, you'll find a guest WC and a utility room, complete with plumbing for a washing machine and a convenient sink area. The spacious lounge offers an open fireplace and direct access to the terrace through large patio doors. This room is large enough to accommodate a dining area, which presents an exciting opportunity: the current dining room could easily be converted into an additional bedroom (potentially Bedroom 5), giving you even more flexibility in the home's layout.

Expansive Terrace - Top FloorThis Expansive South Facing Terrace is thoughtfully divided into three distinct areas, perfect for both entertaining and everyday relaxation. As you step out from the lounge, you're greeted by a seating area, complemented by a winding staircase that leads down to the master bedroom on the lower floor. At the heart of the terrace, a dedicated dining area sits beneath a pergola. The third area features a built in BBQ, perfect for hosting gatherings or simply enjoying the panoramic views of the lush greenery and golf course.

2nd - Middle Floor LevelBack to the Lounge, we enter the staircase, leading down to the 2nd floor, where you will find 3 Bedrooms. The Master Bedroom incorporates a walk in Dressing room and a large Ensuite, offering a full size Bath and a large Walk in Shower. This level has 2 more double Bedrooms with fitted wardrobes and a Bathroom.

Ground Floor - Potential Guest ApartmentWe now step down to the Ground floor. As you enter into a large open area, you continue on towards a small kitchen area and seperate bathroom. Also external side door, which leads to the Garden and pool area. Coming back on yourself, you enter another open plan area, with a Bar and Patio doors, which again, lead onto the Garden and Pool area. This entire area could be re designed to create a self contained apartment, with a full kitchen with 2 Bedrooms (Bedroom 6 & 7) along with a Lounge area. Ideal for addional guests or a rental for Golfers/Holiday guests.

Swimming Pool area - GardenThis Villa has a beautiful, well maintained Swimming Pool, which the owner tells us, has just been re grouted. The gardens spread down to the Top entrance level, down to the pool and up to the other side of the house into the cliffs. there is a specific sunbathing area at one