

## Villa in Manilva

Reference: R3742723



Bedrooms: 4

Bathrooms: 4

M<sup>2</sup>: 220

Price: 535,000 €

Status: Sale

Property Type: Villa

Parking places: by request

Printing day : 11th July 2025



Overview: The price of this villa has been drastically reduced taking into account that the property doesn't have a First Occupation Licence. The whole of this area in Manilva is waiting for the local plan to be updated and legalised, at which point it will be possible to apply for a licence. This is a fantastic opportunity to purchase a substantial villa at an incredible price. The property offers flexible accommodation, with the opportunity to have separate living accommodation in the form of an independent apartment which is accessed via a spiral staircase from the first floor. The accommodation comprises as follows : Galleried entrance hall which currently houses a dining table. There is a staircase to a mezzanine level which can be used as an office as well as a staircase down to the lower level. The living room has a fireplace and underfloor heating, with doors to a dining room which is very light and offers far reaching views. The kitchen / breakfast room has fitted units and appliances, again with views. There are two double bedrooms on this level, both with en suite bathrooms. On the lower level, there is a huge open plan living area and kitchen. There are doors to the outside terraces and gardens. There are two bedrooms on this level, both with en suite bathrooms. The outside is a major feature of the property, with a private swimming pool and formal gardens. There is a summer house that although requires some updating, offers a great entertaining area with a bar and covered seating area. The rest of the grounds provide an opportunity to plant and grow your own produce and needs to be seen to be appreciated. There is a covered car port for two cars.

---

Features:

Pool, Air conditioning, Private garden, Parking