



**Property type :** Villa

**Location :** Sax

**Bedrooms :** 3

**Bathrooms :** 2

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Garage

**House area :** 300 m<sup>2</sup>

**Plot area :** 1600 m<sup>2</sup>

**Airport :** 40 mins

**Beach :** 40 mins

**City :** 40 mins

**Golf :** 30 mins

- |                                       |                          |                            |
|---------------------------------------|--------------------------|----------------------------|
| ✓ Summer Kitchen                      | ✓ Mains Electric         | ✓ Mains Water              |
| ✓ Water Deposit                       | ✓ Air Conditioning       | ✓ Electric Gates           |
| ✓ Solar Power                         | ✓ Double Glazing         | ✓ Walking Distance To Town |
| ✓ Walking Distance - Restaurant / Bar | ✓ Fenced Plot            | ✓ Annexe / Guest House     |
| ✓ Pellet Stove                        | ✓ Garage                 | ✓ Basement                 |
| ✓ Utility Room                        | ✓ Terrace                | ✓ White Goods              |
| ✓ Not Furnished - By Negotiation      | ✓ Cess Pit / Septic Tank |                            |

We are very proud to offer this house, just on the edge of the town, with amazing views of the town and castle of Sax. This great condition house is less than 1km from Sax, and has 1,600m<sup>2</sup> of land fully walled and fenced in.

As you enter from the asphalt road, you are greeted with the electric gate, which opens to a lovely space, with a driveway to the underbuild area, currently 2 large garages and a workshop are, containing a WC. From here, you can go back down to the garden, where there is a BBQ house and storage room, and a space for the swimming pool (the current owners use a desmountable pool here).

Going upstairs, you are met with the main house doorway, up a flight of stairs, giving the house an elevated position on the plot, and great views. From here, you are greeted with a good sized open plan living room, with the kitchen area to the right (housing a pantry and a utility room), and the bedrooms and bathroom being to the left.

Behind the living room and kitchen, there is a fantastic patio area, the perfect place for enjoying that evening glass of wine.

Please watch the video for further details of the layout.