





**Property type :** Villa **Garden :** Private **House area :** 140 m²

**Location :** La Romana

**Bedrooms:** 3 **Bathrooms:** 3

**Plot area:** 211 m<sup>2</sup>

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Pre-installation for Air Conditioning

## Charming 3-Bedroom Villa with Guest Apartment, Communal Pool & Potential for Expansion

We are delighted to present this beautifully maintained villa, located on a peaceful urbanisation within walking distance of the traditional Spanish village of **La Romana**. Offering countryside tranquillity with convenient access to village life, this property is an excellent choice for both permanent living and holiday use.

## **Main Accommodation (Ground Floor)**

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Spacious open-plan lounge, dining area, and modern kitchen with pellet-burning stove.

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French doors leading to a lovely glass-curtained terrace - ideal for year-round enjoyment.

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**Master bedroom** with fitted wardrobes and private en-suite bathroom.

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Additional **guest toilet** for convenience.

# **Guest Apartment (Underbuild)**

Separate private entrance.

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Currently arranged with 2 bedrooms, bathroom, lounge, and kitchen.

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Large **storage room with potential for conversion** into further bedrooms or living space – perfect for extended family or visiting guests.

## **Exterior Features**

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Private **roof solarium** with open views.

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Landscaped gardens (211m²) with mature plants, flowers, and a charming wooden pergola for outdoor dining.

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Covered **carport** for parking.

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Access to a **communal swimming pool** for residents' use.

#### **Additional Features**

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Mains electricity and water.

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Hot/cold air conditioning

This property combines the best of **countryside living and village convenience**, with excellent potential to expand the accommodation further. **Viewing is highly recommended.**