

## THREE BEDROOM MEDITERRANEAN VILLA

This very well presented three bedroom villa, sits behind steel gates and stone wall boundaries, providing a secluded but highly accessible property in the village of Karaagac, a five minute drive from bustling Esentepe, its' beaches, bars, restaurants and markets. The separate kitchen is fully kitted out with all the necessary white goods and leads through to the spacious sitting room. Here you will find a highly efficient wood pellet burning stove for the chilly winter evenings. This room comfortably takes a large seating area and dining room table and chairs. Just off from this room are patio doors to the garden and shaded terrace area, overlooking the 8m x 4m overflow swimming pool. Around the pool there is a newly installed tiled area which accommodates a seating area and gazebo at either end of the pool. The shaded seating area outside of the kitchen also benefits from an electric ceiling fan and has a further seating area for comfortable dining during the balmy summer days. There are fly screens throughout the property. All bedrooms are of a good size, easily taking double beds with plenty of room to spare. All bedrooms have fitted wardrobes and the two downstairs bedrooms enjoy underfloor heating. One also has a ceiling fan but all have air conditioning. The upstairs master bedroom is ensuite and very spacious indeed. The roof terrace is approximately 50m<sup>2</sup> with a gazebo to one end and there is a hot tub to enjoy relaxing summer evenings. There are both sea and mountain views to be enjoyed from here. The secluded garden not only offers a swimming pool but beyond the tiled areas there are many mature garden plantings which is enhanced at night by pool lighting and further solar powered and mains electric lighting. There is also a stone BBQ set up. At the rear of the garden are two storage sheds and behind the steel double gates there is a covered parking area. This property has been lavishly refurbished and is truly a Mediterranean delight. (The existing furniture is available for negotiation)











