



## HOUSE, SAN PEDRO DE ALCÁNTARA

R4854790

REF

5

BEDROOMS

4

BATHROOMS

316 m<sup>2</sup>

BUILT SIZE

70 m<sup>2</sup>

TERRACE

€ 3,250,000

Price

At the end of the street, the sea beckons. This is where this villa stands, a south-facing refuge with the essence of a beach house. Cosy yet spacious, with a sandy colour palette, it was fully renovated this year.

This place is designed for enjoying good times, indoors and out. Double doors open to a wide dining room next to an open-plan kitchen with an island and floor-to-ceiling wine cellar. An ethanol fireplace marks the transition to the living area, where massive windows blur the lines between indoors and out. Outside, a shaded living area with a projector for alfresco movie nights, a jacuzzi, and a chill-out zone with an ethanol fireplace await. The heated Balinese pool, outdoor kitchen with barbecue, pizza oven, bar, and dining area sit under an automatic pergola. The ground floor includes two bedrooms, one





Precio no incluye gastos ni tributos. Gastos adicionales por parte del comprador: Impuesto Sobre Transmisiones (8% hasta 400.000€, 9% de 400.000 a 700.000€ y 10% a partir de 700.000€), Actos Jurídicos Documentados 1,5% sobre el precio de compra, gastos de registro y notaría. Ficha informativa a su disposición en nuestra oficina según Decreto 218/2005 de 11/Oct.

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP (8% up to 400,000 euros, 9% from 400,000 to 700,000 euros and 10% from 700,000 euros) or, alternatively 10% VAT and AJD (1.5% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.