



**Property type :** Villa

**Location :** Lliber

**Bedrooms :** 5

**Bathrooms :** 4

**Swimming pool :** Private

**Garden :** Private

**Orientation :** N/A

**Views :** N/A

**Parking :** Garage

**House area :** 409 m<sup>2</sup>

**Plot area :** 1100 m<sup>2</sup>

✓ Guest apartment

✓ Terrace

✓ Airconditioning

Through an electric gate you reach this villa. Steps lead up to the entrance naya. An impressive solid wood front door gives access to the hallway with storage and cloakroom, an open staircase and which leads to the open plan living areas (lounge, dining room and kitchen). These areas are heated by a wood burning stove. The kitchen is equipped with high quality appliances including an American style fridge freezer and a glass drinks fridge, a "Quooker" tap with boiling water function and water filtration systems.

All living areas have adjoining glass doors that can be fully opened.

On this floor you will also find 3 double bedrooms on this floor, 2 of which have Juliette balconies. All bedrooms have ample storage/wardrobe space and all offer beautiful views of the valley. Two of the bedrooms are used as an office by the current owners.

There is a family bathroom with a bath and walk-in shower. There is also a cloakroom with utility room and toilet.

The open staircase leads to a galleried landing and the master suite. This bedroom has its own luxury bathroom with walk-in shower and bath, and offers access via a few steps to a roof terrace, where you can enjoy the amazing views. The sunsets from here are amazing.

On the lower level is the apartment, which is completely independent from the main house. Here you will find an open plan living, dining and kitchenette area, a double bedroom with built-in wardrobe space and a bathroom with bath and walk-in shower. The utilities are also independent from the main house.

The floors of the three floors of the house are tiled with high quality travertine stone floor tiles. There are other beautiful rustic features such as exposed stone walls and brickwork, terracotta "slipblock" beamed ceilings, rustic wooden window lintels and advanced design techniques such as microcement bathroom finishes, centrally controlled ambient wall lighting inside and out and high quality appliances and bathroom fittings and fixtures.

On the lower level there is a garage with multiple storage facilities and possibilities for creating additional living space, bedrooms, gym, workshop, studio or home cinema.

Around the house there are extensive terraces for relaxing and dining with beautiful views of the surrounding area. There is a beautiful swimming pool with surrounding terrace for sunbathing, an outdoor kitchen with gas BBQ and pizza oven, cocktail bar, outdoor shower and toilet, a brand new retractable roof pergola, additional storage space and beautiful sunken seating areas.

This fantastic villa, within walking distance of amenities, is a large family home with guest accommodation. Also very suitable



