

## VDR0015 Vale de Urra 4 Bedroom House



### Key Features

Bedrooms	4	Garage / Parking	Yes	House M <sup>2</sup>	73m <sup>2</sup>
Bathrooms	2/3	Central Heating	Yes	Land M <sup>2</sup>	5655m <sup>2</sup>
Village Location	Edge	Bore Hole	Yes	Irrigation	Yes
				Fruit trees	Some
Energy Rating	<b>A</b>				

### Description:

Built around 20 years ago this modern deceptively spacious property has 5655m<sup>2</sup> approx surrounding land but also extended family accommodation in lower ground floor. Quality finishes throughout and large rooms.

This modern, yet traditionally exterior property is spacious, finished with quality materials and wide-open spaces. Approached from the front by a gentle stepped pathway past well cultivated lawns with interspersed tropical style specimen plants.

To the left of the main entrance is the multi-level open plan living space from the lounge, through the dining room and into the fully fitted quality kitchen.

To the right of the front entrance is the bedroom area, three good sized bedrooms one with ensuite bathroom and another family bathroom. Throughout this level visitors will note the quality woodwork fittings and doors, but at the rest of the large entrance hall is an impressive staircase, leading down to the lower ground level accommodation, beautifully out by two feature windows.

And once down the staircase you encounter this property big secret!! Further possible dependent relative or additional family accommodation occupying almost the same footprint of the upper ground floor.... currently configured as bedrooms, bathroom, storage area and very large area which doubles as an entertainment area but could easily be converted into an open plan living area with plumbing and electrics already in situ.

The lower ground floor is completed with an internal separate garage and garden storage space.

Access to the large garden area is via this floor or can also be accessed from the upper ground floor. The total land area is around 5655m<sup>2</sup> of gentle sloping land which practically surrounds the property.... some work has been carried out to terrace part of the land in readiness for an inbound swimming pool, subject to appropriate planning permission. The remainder of the land is a blank canvas on which a future owner can really personalise.

Overall, an impressive family home which needs personalizing by the future owners, beautifully located on the edge of the hamlet with views in all directions.

For full details please contact our sales office either in person, or by calling **Maria on +351 963 850 223** (PT/EN) or **Phil on +44 7501 271 059 / 938 599 579 (EN)**, or visiting our website [www.picotovdr.com](http://www.picotovdr.com)