



Ref: MP-1767

## VILLA WITH POOL IN PRIME CENTRAL LOCATION IN PORTALS NOUS

Living Area 291 m<sup>2</sup>

Plot 1.420 m<sup>2</sup>

Bedrooms 5

Bathrooms 3

2.250.000 €

### PORTALS NOUS

This spacious family villa is located in the heart of Portals Nous village, combining privacy, comfort and convenience in one of the southwest coast's most sought-after residential areas. Situated on a generous plot of approx. 1.420 m<sup>2</sup>, the property offers a constructed area of 291 m<sup>2</sup>.

The first floor of approx. 204 m<sup>2</sup> features an inviting entrance hall, a bright and spacious open-plan living and dining room with direct access to the extensive covered terrace of 86 m<sup>2</sup>, a fully fitted kitchen with breakfast table, four double bedrooms with fitted wardrobes, and two bathrooms, one of them en suite. A separate laundry room adds further practicality.

On the ground floor, a self-contained guest apartment of approximately 55 m<sup>2</sup> provides additional accommodation and includes its own kitchen, lounge, bedroom, and bathroom - ideal for guests, extended family or staff.

The villa is equipped with modern comforts including double glazing, central heating, air conditioning, and an integrated music system. Outside, the property offers exceptional spaces for relaxation and entertaining, featuring large open and covered terraces, a BBQ area, a landscaped garden, and a large swimming pool of 40 m<sup>2</sup>. A garage of 39 m<sup>2</sup> and ample storage space complete the property. Lovingly maintained by its current owners, the villa is presented in very good condition and offers excellent potential as either a permanent residence or a holiday home.



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