



Esentepe

Price £280,000

For Sale.

Three bedroom modern design villa in a sea front location. The property has been maintained to a very high standard and has been adapted for wheelchair access. Open plan living area with a large and spacious kitchen dining room. 2 bedrooms downstairs, one ensuite and one with separate family bathroom; and upstairs a large master bedroom with ensuite and private balcony. The large roof top terrace which has amazing views, has the potential to be converted into a 4th bedroom with ensuite and private balcony. The villa comes fully furnished with all white goods included. The sea front position of this villa makes it stand out from the rest. Uninterrupted Mediterranean views from all the terraces. Perfection personified. Viewing highly recommended!



Entrance Hall

16'6" x 4'5" (5.04 x 1.37)

Single door leading to ground floor bedrooms and lounge. Under stairs storage cupboard and housing for Bosch washing machine.

Travertine floor.

Lounge

15'7" x 20'2" (4.76 x 6.15)

North Facing double patio doors. South facing window. AC unit. Feature fireplace. Travertine floor.

Kitchen /dining area

20'3" x 10'8" (6.19 x 3.27)

North facing patio doors. East and west facing window. Fully fitted kitchen in light oak effect. Black granite worktop. Bosch white goods, Dishwasher, Oven, Hob and extractor unit. Travertine floor.

Ground floor bedroom

13'4" x 11'8" (4.08 x 3.58)

North facing patio doors. AC unit. Fitted wardrobes in light oak effect. Travertine floor.

Ground floor bedroom 2

13'4" x 11'9" (4.08 x 3.59)

North facing patio doors. West facing window. AC unit. Fitted wardrobes in light oak effect. Travertine floor.

Ground Floor En suite

Fully tiled walls and floor. White wall mounted WC, vanity unit/wash hand basin and walk in shower.

Ground floor shower room

6'8" x 7'8" (2.05 x 2.34)

South facing window. Fully tiled walls and floor. White WC, pedestal wash hand basin and walk in shower.

Master Bedroom

12'10" x 21'8" (3.92 x 6.62)

North facing patio doors to balcony. 2 x East facing windows. Fitted wardrobes in light oak effect. AC unit. Travertine floor.

En suite

7'8" x 6'9" (2.34 x 2.06)

West facing window. Fully tiled walls and floor. White WC, Pedestal wash hand basin and walk in shower with shower seat.

Roof terrace

27'2" x 20'7" (8.29 x 6.28)

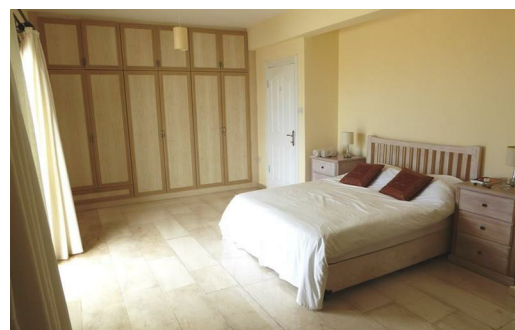
Large roof top terrace with built in BBQ. Amazing sea and mountain views. Ceramic floor. Aluminium finish balustrade.

Main Features

The property is in excellent condition and has been maintained annually by the present owners. The property has been adapted for wheelchair use throughout. Outside, the terrace area around the swimming pool has been tiled with anti slip ceramic surface, making it ultra safe. Wood effect PVC windows and doors throughout. Travertine flooring throughout. Full title deed in the owners name. All taxes paid. White goods and furniture included in the sale.

Swimming Pool

32'9" x 16'4" metres (10 x 5 metres)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		