



Detached Villa in La Capellania

Price € 975,000

Bedrooms	3
Bathrooms	3
Build Size	330 m²
Plot Size	2230 m²

ORIENTATION

- ✓ South

CONDITION

- ✓ Good

POOL

- ✓ Private

CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Fireplace

VIEWS

- ✓ Garden
- ✓ Pool

FEATURES

- ✓ Covered Terrace
- ✓ Solarium
- ✓ Utility Room
- ✓ Double Glazing
- ✓ Fitted Wardrobes
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Basement
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Access for people with reduced mobility
- ✓ Fiber Optic

FURNITURE

- ✓ Fully Furnished

KITCHEN

- ✓ Fully Fitted

GARDEN

- ✓ Private

SECURITY

- ✓ Alarm System

PARKING

- ✓ Garage
- ✓ Covered
- ✓ More Than One
- ✓ Private

UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Photovoltaic solar panels
- ✓ Solar water heating

CATEGORY

✓ Distressed

✓ Holiday Homes

✓ Luxury

✓ Contemporary

Exclusive Detached Villa with 330 m² Built Area (as per Cadastre), of which 177 m² correspond to the main residence, 89 m² to other uses, and 64 m² to sports/pool area.

Distributed on a single floor, this home stands out for its functionality and comfort, ideal for families or individuals with reduced mobility.

Built on a large 1,900 m² plot, featuring gardens and a variety of fruit trees.

The property includes:

3 spacious bedrooms

3 bathrooms

Semi-open kitchen with pantry

Laundry room

Large living-dining room with direct access to the garden

Spacious basement

The south-facing orientation ensures natural light throughout the day and a pleasant temperature all year round. Surrounded by fruit trees and gardens, the environment offers peace, privacy, and a connection with nature.

Additionally, the property includes uncovered parking for up to 8 vehicles and a covered garage for 1 large car or 2 small ones.

Equipped with a perimeter security camera system connected via fiber optic, automatic irrigation system, and an electric vehicle charging point.

The property is fitted with a high-efficiency solar energy system consisting of:

14 solar panels of 450 W each (total power: 6,300 W)

1 Fronius brand three-phase inverter

1 bank of 4 lithium batteries, 54 Ah each

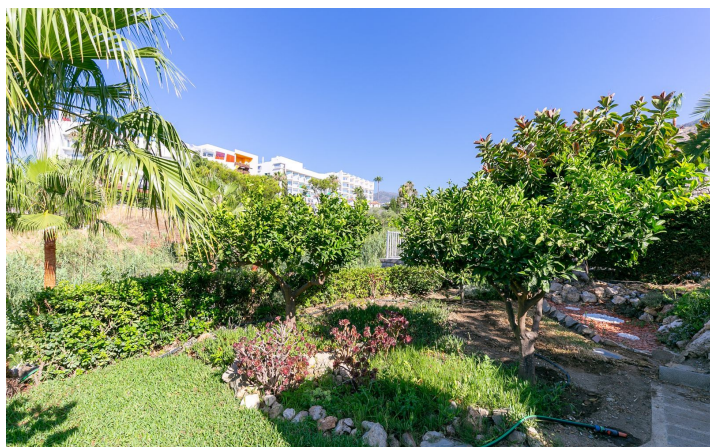
Estimated annual production: 6,500 – 7,000 kWh

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GALLERY







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