

## 5 chambre Villa à vendre dans Valtocado, Málaga

1.375.000€















Valtocado one of the most renowned and prestigious urbanizations on the Costa del Sol nestled in the Sierra of Mijas. Here you will find some of the finest Villas with spectacular panoramic views.

This Villa was completed in 2012 and in excellent condition as new . The orientation of the house is to the south west and the roof is at a shallow angle which allows the house to be cool in the summer and warm in the winter reducing the amount of additional energy required to heat or cool it. The overall house design is U shaped which shelters the front terraces from most winds. This allows for comfortable living throughout the year and helps the house achieve its BB energy rating. Newgrange, Stonehenge and Tulum come to mind with the detail the Builder took when designing the house. There is underfloor heating throughout the villa, gas oil and solar panels All of this is easily controlled in the excellent machine room in the basement area.

The Villa has 5 bedrooms , five bathrooms and a guest toilet, and is all on the one level another fantastic asset to this Property. You enter the villa into a nice square hallway and off this you either go into the master bedroom with it's walk in dressing room, bathroom and large French doors with direct access to the pool area. Again this bedroom has been orientated to allow for the best position regarding light pending on the time of year.

Also from the hallway you can enter the into a room which can be used as a 5th bedroom or a nice cosy sitting room/lounge as it has a wood burner or even an office , especially nowadays that Remote Working is the new fashion. This room leads out to a little patio and also from this room you have another door which leads into the open plan living area.

From the hallway you have another door leading into the large open plan area which has a sitting/ dining room and kitchen area so you can create various different spaces and zones to suit your needs. All of this area leads out to the covered terrace and pool area through the numerous French doors

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|  5 chambres                                |  6 salles de bains |  461m <sup>2</sup> Taille de construction |
|  2.150m <sup>2</sup> Taille de la parcelle |  Piscine           |  air conditioning                         |
|  close to schools                          |  fireplace         |  pool views                               |
|  private garden                            |  sea views         |  swimming pool                            |

