



**Property type :** Villa

**Swimming pool :**

**House area :** 185 m<sup>2</sup>

**Location :** Aspe

**Plot area :** 400 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 3

✓ Pre-installation for Air Conditioning

We are pleased to present this exceptional three-bedroom, two-bathroom villa, ideally situated within a tranquil residential urbanisation just a few minutes' drive from the picturesque town of Aspe.

This beautifully appointed property offers spacious and thoughtfully designed accommodation throughout. The ground floor features an inviting open-plan **lounge and dining area** leading to a delightful **patio terrace**, a **fully fitted kitchen**, and a convenient **guest W.C.**

The first floor comprises **three generous double bedrooms**, including a luxurious **master suite** complete with **dressing room, ensuite bathroom**, and **French doors** opening onto a **private balcony** with views over the **swimming pool and landscaped gardens** (approximately 400 m<sup>2</sup>).

Additional highlights include a **glazed enclosed terrace** and an **open terrace**, both providing ideal spaces for entertaining and enjoying the Mediterranean climate.

The property is accessed via an **electric gated entrance**, with a **driveway** and **wooden carport**, ensuring privacy and secure parking.

This elegant residence combines comfort, style, and practicality in a peaceful setting, offering an exceptional opportunity to acquire a beautifully maintained home in one of Aspe's most desirable areas.

**Viewing is highly recommended.**