



Video Available

## Villa in Canillas de Aceituno

€ 279.000



3



2



288m<sup>2</sup>



1.222m<sup>2</sup>



N/A

Villa Augustin is a substantial detached urban villa occupying a peaceful rural setting while benefiting from full urban status. Offering approximately 288m<sup>2</sup> of accommodation on a generous plot of around 1,400m<sup>2</sup>, this spacious property combines privacy, excellent accessibility and exceptional potential. The mature gardens feature a variety of fruit trees, palms and established planting, all enjoying attractive views towards Mount Maroma and the surrounding countryside. The main accommodation comprises a spacious lounge with a wood-burning stove, new air conditioning and triple-glazed windows, a fully fitted kitchen with scope to create an open-plan layout, three double bedrooms, a family shower room and a modernised en-suite bathroom. A I