



**Property type :** Villa

**Location :** Sax

**Bedrooms :** 5

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**House area :** 203 m<sup>2</sup>

**Plot area :** 2104 m<sup>2</sup>

- |                          |                  |                                  |
|--------------------------|------------------|----------------------------------|
| ✓ Summer Kitchen         | ✓ Mains Electric | ✓ Mains Water                    |
| ✓ Double Glazing         | ✓ Fenced Plot    | ✓ Annexe / Guest House           |
| ✓ Fireplace - Log Burner | ✓ Barbecue       | ✓ Satellite Dish                 |
| ✓ Terrace                | ✓ White Goods    | ✓ Not Furnished - By Negotiation |
| ✓ Cess Pit / Septic Tank |                  |                                  |

**\*\*For Sale - Beautiful 3-Bedroom Home with Separate 2-Bedroom Guest Annexe and Stunning Mountain Views Over Sax\*\***

We are delighted to present this charming property with breathtaking views across the valley and towards the historic castle of Sax. This unique home offers a 3-bedroom main house, along with a fully self-contained 2-bedroom guest annexe - perfect for extended families, guests, or older children seeking their own space.

As you enter through the gates, you are welcomed by a spacious carport to the right. To the left, the main house features a generous covered terrace - ideal for relaxing and enjoying the views. Inside, you'll find an open-plan living, dining, and kitchen area with a bright, airy feel, complemented by a pellet burner that provides cosy warmth in the cooler months.

The main house comprises three bedrooms and one family bathroom. The master bedroom and bathroom are located to the left of the living area, while two additional bedrooms are positioned to the right. There is also a useful alcove that has been cleverly converted into a small home office space.

Outside, the property boasts a 10x4 metre swimming pool, positioned between the main house and the guest accommodation. The guest annexe offers its own spacious open-plan living room and kitchen, along with two double bedrooms, each with en-suite bathrooms. There is also a lovely outdoor seating area, ideal for guests to enjoy the peaceful surroundings.

The grounds extend further to include a mix of mature trees, useful storage outbuildings, and a chicken coop - offering a touch of country living with the convenience of modern comforts.

Please note: The property is accessed via a 500-metre gravel track, which may not be suitable for large vehicles such as motorhomes.

This is a fantastic opportunity to own a flexible and well-maintained home in a beautiful location, just a short drive from the amenities of Sax. Ideal for families, holiday rentals, or those seeking a peaceful lifestyle with many facilities.

