



Bedrooms: 3
Bathrooms: 2
Build: 144m²
Plot: 11902m²

- ✓ Air-Conditioning
- ✓ Appliances
- ✓ Ceilings
- ✓ Garden
- ✓ Heating
- ✓ Pergola
- ✓ Pool Own
- ✓ Storeroom
- ✓ T. V.
- ✓ Terrace
- ✓ Wardrobes cupboard

This country villa is nestled into the countryside of Marnes in an idyllic rural setting. It has a large plot which blends perfectly into the natural environment. There is a feeling of calm and peace to the location of this property. The layout of this villa flows very well enabling you to feel one with nature. Internally the property has a large enclosed naya offering beautiful views of the pool and countryside. The good sized lounge has high ceilings and a pellet burner keeps you cosy on those winter nights. There is a separate area currently used as an office. The open plan kitchen diner is fully equipped and with direct access to the naya. There are three double bedrooms. The master has a walk in wardrobe and large ensuite with bath and shower. The third bedroom is currently used as a storage area. Two of the bedrooms benefit from air conditioning. The second bathroom has a shower. The outside living is kept natural and rustic flowing perfectly with this wonderful part of the countryside. The pool area is very private and the surrounding terrace ideal for entertaining. This 11.900 sqm plot has 1100 grapevines, 75 olive trees, almond, pear, cherry, peach, plum and nispero trees. The owners actually make their own wine. This property runs completely off grid making it economical and ecological. The solar system was installed seven years ago. There are 12 solar