



Property type : Villa

Swimming pool :

House area : 186 m²

Location : La Romana

Plot area : 3340 m²

Bedrooms : 3

Bathrooms : 2

✓ Pre-installation for Air Conditioning

Location, Location, Location!

A rare opportunity to purchase a beautifully presented detached villa just a 5-minute walk from the charming village of La Romana, yet surrounded by breathtaking mountain and valley views.

This spacious property offers **3 large bedrooms** – the master with ensuite and a second with Jack & Jill bathroom access – along with a bright lounge, separate kitchen, and a fabulous glazed sun lounge overlooking the landscaped gardens and private pool.

The **swimming pool (11.5m x 5.5m, 2.4m deep at the centre)** is complemented by extensive sun terraces, multiple lounge areas, a sunken seating area, and mature gardens including a private olive grove.

Property Features:

- Entirely fenced plot with gated driveway
- Swimming pool with new pump & filter (2024)
- Oil-fired radiator heating throughout
- Water mains connection, storage tank & filtration system
- 10 Canadian Solar 465W panels (installed May 2025) with Fox Esse T6000 inverter
- Energy-efficient with very low running costs
- Enclosed utility room, 2 storage sheds, and irrigation system
- Drainage system around the house, pool & terraces
- Beautifully planted gardens with 90 yuccas for added privacy
- Rainwater pipes connected to storage tank
- Multiple outdoor lounging & dining spaces

Location:

Just **900 metres from La Romana's centre**, with excellent access, while maintaining peace, privacy, and stunning countryside surroundings.

This is a gem of a property, combining modern comforts with traditional charm – ideal as a permanent home or luxury retreat.