

€975,000 House / Villa - Sold

## Charming detached 5-bedroom villa on great 1,400 m<sup>2</sup> plot with pool in Montecarlo development

Spain » Madrid » Pozuelo » 28223

**5** Bedrooms    **4** Bathrooms    **404m<sup>2</sup>** Floorplan    **1,408m<sup>2</sup>** Plot size



Contact us today for more information or to arrange a viewing

+34 699 095 185 • [pozuelo@lucasfox.es](mailto:pozuelo@lucasfox.es) • [lucasfox.com](http://lucasfox.com) • Avda. de Europa 38, Pozuelo de Alarcón, Spain

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### OVERVIEW

**Detached "Balsain" villa on fantastic 1,400 m<sup>2</sup> flat plot with south-west orientation, pool, solar panels, 4-car garage, located close to the social club in the exclusive Monteclaro development in Pozuelo.**

Lucas Fox is pleased to present, on an exclusive basis, a great investment opportunity in Monteclaro, an exclusive gated community which has 24-hour surveillance and offering a great lifestyle for families with a social club, swimming pools, restaurant, football pitch and tennis and padel courts.

This Balsain model detached villa is located in one of the best parts of Monteclaro on a wonderful 1,400 m<sup>2</sup> flat plot at walking distance from the "Club Social", which enables children to enjoy the journey to the amazing facilities independently and without encountering any cars on their way.

This lovely family home has a fantastic garden with south-west orientation and needs modernization of bathrooms and kitchen and is priced accordingly. The Balsain model is very versatile and allows the new owners to amplify and change the layout according to their own needs.

The current owners have just installed solar panels, which cannot be seen from the street, with a huge reduction in the electricity bill as a consequence. The additional benefit of this "green investment" is a 75% reduction in the annual IBI tax for the next 3 years.

The property has a great 1,400 m<sup>2</sup> flat plot which allows for a wonderful landscaped garden on all sides of the house with various trees and plants. There are several shaded seating areas and a lovely pool on the side of the house, benefiting of sun exposure the whole day.

A large front porch leads up to the property and from here we are welcomed into an elegant entrance hall, with guest toilet. To the right of the hall we find a home office and to the left a spacious living room with a fireplace. From the living room we access a large dining room with great views over the garden and, next to it, we find a large covered porch which can be closed by glass doors.



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Swimming Pool, Heated swimming pool, Garden, Tennis court, Private garage, Wooden flooring, Natural light, Parking, Walk-in wardrobe, Utility room, Transport nearby, Storage room, Solar panels, Service entrance, Security, Playroom, Playground, Pet-friendly, Near international schools, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue

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Bedrooms	Bathrooms	Floorplan	Plot size

The kitchen is presented equipped and boasts pleasant views across the garden. Next to the kitchen we find the service area, which includes a bedroom and bathroom and small living area.

On this side of the house we also find another informal lounge which can be used as TV / playroom.

From the entrance hall a wooden staircase leads up to the first floor which includes the master bedroom with a fireplace, a walk-in closet and en-suite bathroom. There are 3 further bedrooms which share a bathroom.

There is garage for 4 cars with automatic doors and on the back side of the garage there is a storage room. There are two additional outdoors storage buildings, ideally located to keep outdoor furniture and gardening equipment.

In summary, Lucas Fox is pleased to present this opportunity to modernise this Balsain model villa in one of the best locations in the Monteclaro development.

The property is easy to view. Please contact Lucas Fox by email or phone today to organise a viewing. We work 7 days a week since we adapt ourselves to our customers' needs.

Alternatively please visit us in our recently opened Lucas Fox property lounge at Avenida de Europa 38 in Pozuelo for a cup of coffee to discuss your requirements in more detail so we can help you find your perfect home or investment.

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