



Property type : Villa

Location : Sax

Bedrooms : 6

Bathrooms : 3

Swimming pool : Private

Garden : Private

House area : 238 m²

Plot area : 4220 m²

✓ Mains Electric

✓ Double Glazing

✓ Fenced Plot

✓ Utility Room

✓ White Goods

✓ Mains Water

✓ Walking Distance To Town

✓ Annexe / Guest House

✓ Terrace

✓ Cess Pit / Septic Tank

✓ Electric Gates

✓ Walking Distance - Restaurant / Bar

✓ Fireplace - Log Burner

✓ Solarium

We are delighted to present a rare and versatile opportunity to purchase a property offering *three separate living spaces in one*. This unique estate is ideal for extended families, rental income, or those seeking a flexible living arrangement.

The main house features two front entrances, each leading to independent areas. The primary residence offers three spacious bedrooms—two located on the ground floor and one upstairs with its own private terrace—alongside a generously sized open-plan living room, a large fully equipped kitchen, and an entrance hall. The kitchen opens directly onto the garden, creating a bright and airy atmosphere perfect for indoor-outdoor living.

The second section of the house is a fully self-contained two-bedroom home, complete with its own kitchen, bathroom, and living room. It also enjoys direct access from the kitchen to a private garden area, providing comfort and privacy for guests or tenants.

The third living space is a beautifully converted garage, now a stylish studio apartment featuring an open-plan lounge and kitchen, defined bedroom area, and a spacious bathroom—perfect as a guest suite or potential rental unit.

The property is accessed via two gates: one electric gate from a side road, and another leading into the expansive front garden. This outdoor space also includes a registered ruin noted on the property deeds, which offers exciting potential for conversion into a party room, BBQ area, or additional entertaining space.

Situated just 2km from the charming town of Sax—with a population of 10,000 and a full range of amenities—the property combines tranquil country living with the convenience of nearby shops, schools, and services. The beautiful Mediterranean coast is also just a 30-

