







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!

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

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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.