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## Modern house overlooking the golf course for sale and rental

400 m<sup>2</sup> (4,305.56 ft<sup>2</sup>) covered surface on a 1,000m<sup>2</sup> (10,763.9 ft<sup>2</sup>) lot. Wooden and porcelain floors. Double-glazed windows with automatic curtain system. Central dual cool/warm air conditioning system (one on each floor). Stairway with security blindex. Spacious gallery with a pergola. Grill. Swimming pool and garden neighbouring the golf course.

### GROUND FLOOR:

Double-height entrance hall.

Toilette with a shower interconnected to the guest room / studio.

Living room overlooking the golf course.

Very comfortable kitchen and roomy dining area.

2-car garage with plenty of natural sunlight that could also be used as a playroom.

### UPPER FLOOR:

The property has 4 bedrooms: a master suite with excellent storage capacity and a dressing room, a large suite with a dressing room, and two other very comfortable bedrooms that share a full bathroom.

Price: U\$S 1,250,000

Temporary rental without furniture: U\$S 8,000

Temporary rental with furniture: U\$S 9,000