



Passionate about selling property



Four Bedroom Villa

Fethiye, 48 300

Asking Price £259,995



Welcome to this charming 4-bedroom detached country-style villa for sale in the heart of Seydikemer, Fethiye. Ideally suited as a permanent residence or holiday home, the property is located in a popular residential area with a welcoming expat community.



Description

Charming 4-Bedroom Country Villa in Central Seydikemer, Fethiye

We are delighted to present this beautifully maintained 4-bedroom detached villa, located in the heart of Seydikemer, just a short walk to the weekly fresh produce market and the town centre. All everyday amenities are within easy reach, including restaurants, a riverside bar, supermarkets, banks, and healthcare services. The property enjoys lovely views of the surrounding mountains and countryside.

Set on a private walled plot of approx. 500 m², the villa features easy-care landscaped gardens with fruit trees, a newly retiled private pool with sunbathing platform, and a separate children's splash pool. Additional benefits include gated access, paved driveway, private parking, and storage sheds.

Spread over two floors, the villa offers approx. 200 m² of internal space. On the ground floor, an enclosed glass entrance porch leads into a spacious hallway with a modern family bathroom and a ground floor double bedroom with pool terrace access. The large open-plan living space includes a bright lounge and a fully refurbished kitchen with breakfast bar, quality appliances, and access to a glass-enclosed conservatory-style terrace—perfect for year-round use with views of the pool and garden.

Upstairs, the spacious master bedroom has its own en-suite, balcony, and fitted wardrobes. Two further bedrooms (a twin and a double) share a modern family bathroom, and there's also a separate lounge/TV room that could be repurposed as a fifth bedroom or office space.

Externally, the garden is newly paved for easy maintenance and maximum outdoor living space, with walk-in steps to the pool, outdoor lighting, and a relaxing sunbathing area. The property is offered mostly furnished (a list of included items is available), with central heating and air conditioning throughout, making it ideal for year-round living.

Location Highlights:

25 minutes to Fethiye, with access to Çalis Beach, Ölüdeniz, and Hisarönü

1 hour to Dalaman International Airport

Easy reach of Patara Beach, Saklikent Gorge & mountain villages

Popular expat area with a strong sense of community

Close to the new State Hospital and local investment zones

Seydikemer remains a charming and traditional town, offering a peaceful setting yet still close to the coast and major attractions. This stylish villa combines traditional stonework with modern design and is perfect for permanent relocation, holidays, or retirement living.

Contact us today to arrange a viewing in person or request a live video tour.

Buyers Fee

In accordance with Turkish Law, we charge the buyer 3% (inclusive of any Vat/Taxes that may be chargeable) of the agreed purchase price (unless agreed differently in writing), this is standardised throughout estate agency in Turkey.

Local property council tax (Emlak Vergisi)

Local property tax is payable in two equal instalments, the first in May and the second in November. You have to contact your local municipality (Belediye) for further information and payment options. Tax is calculated based on the value of the property and is subject to thresholds set by the tax authorities as follows:

Taxes payable when purchasing/selling a property

Turkish Property Transfer taxes (Emlak Alim/Satim Vergisi) paid by the purchaser.

Earthquake Insurance (Dask)

If the property is a building then Natural Disaster Assurance (DASK) is obligatory. From personal experience, the insurance cost is very reasonable.

Area

Close to amenities -Travel time by Car: Gocek 35 mins - Dalaman 45 mins - Fethiye Harbour 10 mins - Calis 25 mins - Beach 10 mins - Dalaman Airport 50 mins.

Market Days: Tuesday Fethiye - Thursday Dalaman - Friday Ortaca - Saturday Dalyan - Sunday Gocek.

Buying Through ADKINS

We are an independent UK family business with 15 years experience in Turkey. We're located in the Cotswolds and own our own 2nd home in Dalaman Mugla. Over many years we have built friendships and business relationships within areas such as; Dalyan, Ortaca, Dalaman, Sarigerme, Gocek, Calis and Fethiye. We are passionate about Turkey its people, and culture. We are happy to assist you in buying, selling or letting.

Pricing & Currency

With the fluctuation of currency, we ask you to contact us for further information and an up to date guide price.

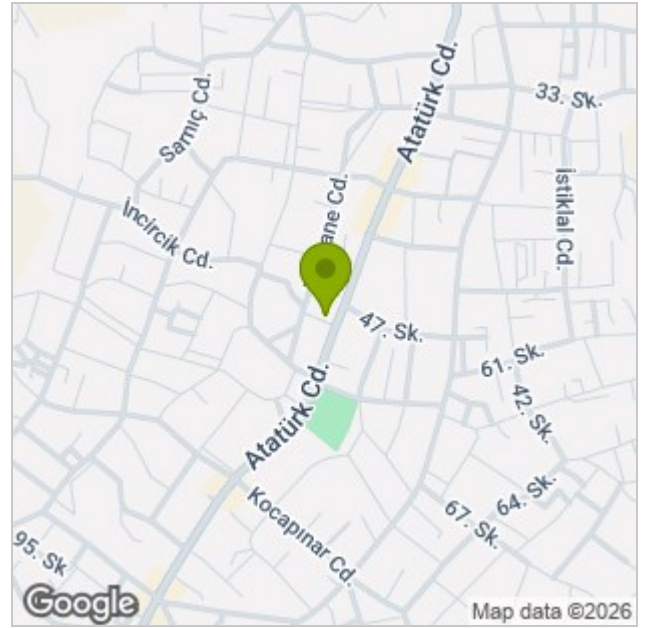
Viewing Arrangements

We can arrange viewings with an associate member of the ADKINS team, either by meeting you at the local airport or the property. Please email or call us to arrange a convenient time to view.

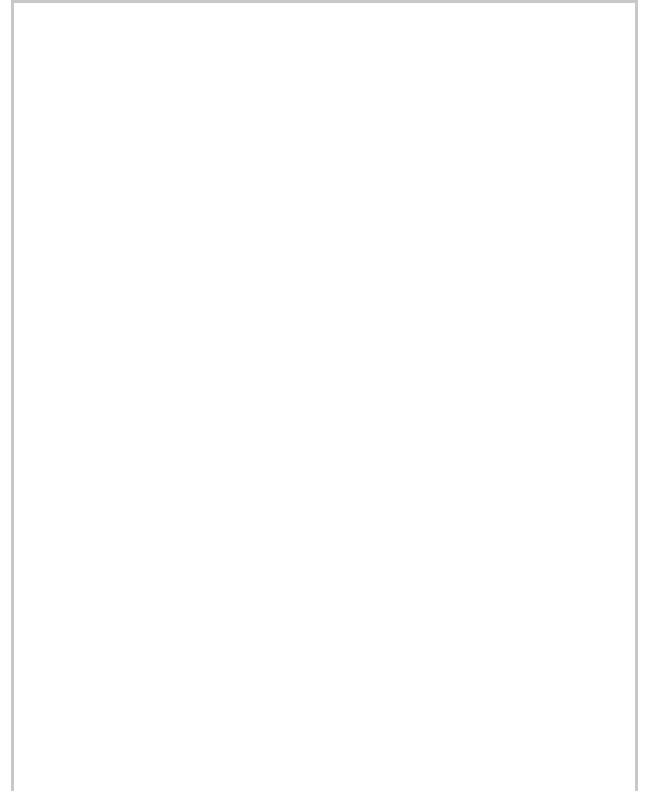
Instagram/Facebook

Like and Share our posts and receive notification when new listings become available @aegeancoastproperty

Area Map



Floor Plans



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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