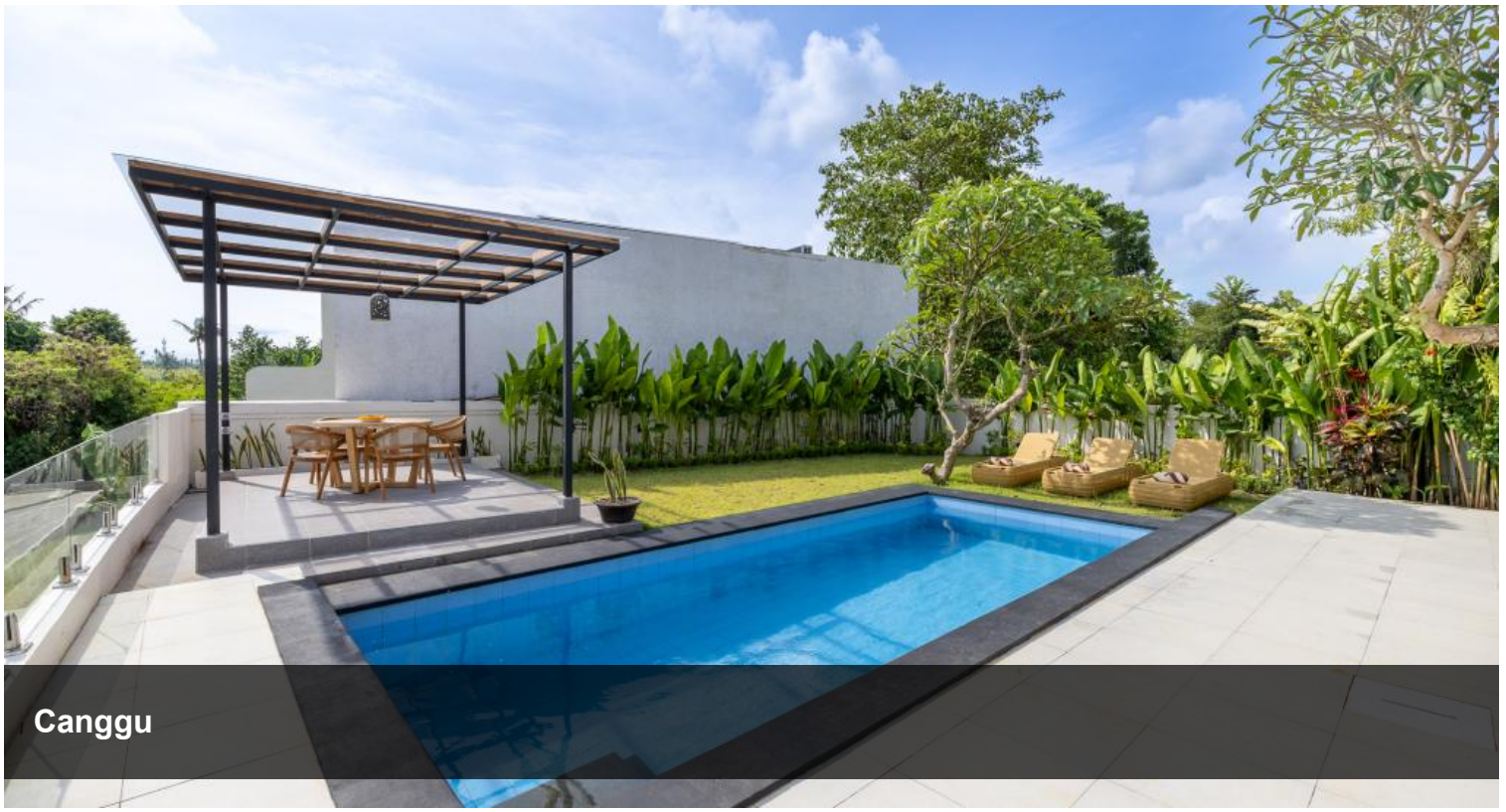








3 BEDROOM VILLA FOR SALE IN CANGGU BALI – RICE FIELD VIEWS

RICE FIELD VIEW VILLA FOR SALE IN CANGGU

3 3 1 168m2

Price	$470K USD
Property Type	Residential
Property ID	1513
Land Area	168 m2
Floor Area	305 m2

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

This rice field view villa for sale in Canggu offers a peaceful tropical setting surrounded by rice fields and pandan plantations while remaining within reach of Bali's established west-coast lifestyle areas.

Set on approximately 305m² of land, the villa provides considerably more outdoor space than many newer properties in the wider Canggu market, complemented by approximately 168m² of building area.

The residence features three spacious bedrooms with ensuite bathrooms, together with an equipped kitchen and open living area designed around Bali's indoor-outdoor lifestyle.

Outside, a 7m × 3m private swimming pool is surrounded by an expansive tropical garden, while a separate gazebo overlooks the neighbouring rice

fields and creates an additional space for relaxing and entertaining.

Practical features include a laundry room, staff quarters and private parking for two cars and motorbikes, making the property particularly suitable for longer-term living.

The villa is also unusual in offering a choice between 30-year leasehold ownership at IDR 7.5 billion or freehold ownership at IDR 8.5 billion, providing two different ownership structures depending on eligibility and requirements.

Property Features:

- Land Size: 305 m²
- Building Size: 168 m²
- 3 spacious bedrooms with ensuite bathrooms
- Fully equipped kitchen and open living area
- 7 x 3 metre private swimming pool
- Expansive tropical garden
- Gazebo overlooking the rice fields
- Laundry room and maid's quarters
- Private parking for 2 cars and motorbikes

Rental Price

- Monthly: IDR 65 Million (Low Season)
- Monthly: IDR 75 Million (High Season)
- Yearly: IDR 600 Million

Sale Price

- Leasehold (30 Years): IDR 7.5 Billion
- Freehold: IDR 8.5 Billion

PRIVATE POOL VILLA FOR SALE IN CANGGU

This private pool villa for sale in Canggu combines generous outdoor living with a substantial 305m² landholding and peaceful rice-field surroundings.

A 7m × 3m private swimming pool forms the centre of the outdoor area, surrounded by tropical gardens that provide space for relaxing, entertaining and enjoying Bali's year-round climate.

The garden extends towards a private gazebo overlooking the neighbouring rice fields, creating an additional outdoor living area away from the main residence.

Inside, approximately 168m² of building area provides three bedrooms with ensuite bathrooms, an equipped kitchen and open living spaces that connect naturally with the pool and gardens.

With its private pool, large tropical garden and rice-field outlook, the property offers considerably more outdoor space than many newer villas available throughout the wider Canggu market.

3 BEDROOM VILLA FOR SALE IN CANGGU

This 3 bedroom villa for sale in Canggu offers generous proportions, substantial outdoor space and a peaceful setting overlooking surrounding rice fields.

The villa provides approximately 168m² of building area on 305m² of land, creating a spacious balance between the residence, private swimming pool and tropical gardens.

Each of the three bedrooms features its own ensuite bathroom, providing privacy and convenience for families, couples travelling together or visiting guests.

The main living areas include an equipped kitchen and open-plan living space, connecting with the garden and pool to create a relaxed indoor-outdoor environment.

Additional features including a rice-field gazebo, laundry room, staff quarters and private parking for two cars and motorbikes make the property particularly practical for longer-term living in Bali.

With its three-bedroom layout and larger landholding, the villa provides a spacious alternative to the increasingly compact properties found throughout the Canggu property market.

FREEHOLD VILLA FOR SALE IN CANGGU BALI

This freehold villa for sale in Canggu Bali provides an alternative ownership option for the property, alongside the available 30-year leasehold structure.

The freehold option is currently offered at IDR 8.5 billion, combining the ownership structure with a substantial 305m² landholding and approximately 168m² of building area.

The villa features three ensuite bedrooms, a 7m × 3m private swimming pool, tropical gardens and a gazebo overlooking the surrounding rice fields.

Practical features including an equipped kitchen, laundry room, staff quarters and private parking for two cars and motorbikes add to the property's suitability as a larger Bali residence.

The availability of both freehold and leasehold options provides greater flexibility depending on the purchaser's circumstances and legally available ownership structure.

Any freehold acquisition should be completed using a legally compliant Indonesian ownership structure, with the land title and transaction independently reviewed by a qualified notary or legal adviser before purchase.

LEASEHOLD VILLA FOR SALE IN CANGGU BALI

This leasehold villa for sale in Canggu Bali is available with a 30-year leasehold option, providing an alternative to the property's freehold ownership structure.

The leasehold option is currently offered at IDR 7.5 billion, providing access to the same substantial three-bedroom residence on approximately 305m² of land.

The property includes approximately 168m² of building area, three ensuite bedrooms, a 7m × 3m private swimming pool, tropical gardens and a gazebo overlooking the surrounding rice fields.

Additional features including an equipped kitchen, laundry room, staff quarters and private parking for two cars and motorbikes make the villa particularly practical for extended stays and longer-term living.

The underlying lease agreement should be independently reviewed to confirm the exact commencement and expiry dates, extension rights, extension pricing and any conditions attached to the lease.

Land documentation, zoning, building approvals and permitted use should also form part of the legal due-diligence process before purchasing any leasehold villa in Canggu.

LARGE VILLA FOR SALE IN CANGGU BALI

This large villa for sale in Canggu Bali offers considerably more land and outdoor space than many of the compact villa developments now available throughout the area.

Set on approximately 305m² of land with 168m² of building area, the property provides a generous balance between indoor living, tropical gardens and private outdoor spaces.

The villa features three ensuite bedrooms, an equipped kitchen and open living areas, providing comfortable accommodation for families, extended stays and visiting guests.

A 7m × 3m private swimming pool sits within the tropical garden, while a separate gazebo overlooking the rice fields creates an additional space for relaxing and entertaining.

Practical features including a laundry room, staff quarters and parking for two cars and motorbikes further distinguish the property from smaller holiday-focused villas.

With its 305m² landholding, rice-field outlook and choice of leasehold or freehold ownership, the property offers a substantial residential option within the wider Canggu market.

CANGGU VILLA INVESTMENT OPPORTUNITY

This Canggu villa investment opportunity combines a three-bedroom layout, substantial landholding and private pool with a peaceful rice-field setting.

The villa provides approximately 168m² of building area on 305m² of land,

with three ensuite bedrooms creating a practical accommodation layout for families and groups.

Features including the 7m × 3m private swimming pool, tropical gardens and rice-field gazebo provide attractive outdoor spaces, while the larger landholding differentiates the property from many smaller villas in the Canggu market.

The property also includes an equipped kitchen, laundry, staff quarters and private parking, providing practical infrastructure for both longer stays and ongoing property operation.

The choice between a 30-year leasehold at IDR 7.5 billion and freehold at IDR 8.5 billion also provides different acquisition options depending on the purchaser's circumstances and legal eligibility.

Potential rental performance should be assessed using realistic assumptions for occupancy, nightly rates, management fees, staffing, maintenance, utilities and taxes, with any commercial accommodation use subject to the appropriate zoning, building approvals and licensing.

LOOKING TO BUY A VILLA IN CANGGU?

This 3 bedroom villa for sale in Canggu Bali combines generous land, a private swimming pool and peaceful rice-field views within one substantial tropical property.

Set on approximately 305m² of land with 168m² of building area, the villa features three ensuite bedrooms, open living spaces and an equipped kitchen.

A 7m × 3m private swimming pool, tropical gardens and a separate rice-field gazebo provide extensive outdoor areas for relaxing and entertaining.

The property also includes a laundry room, staff quarters and private parking for two cars and motorbikes, adding practical features for longer-term living in Bali.

With both 30-year leasehold and freehold purchase options available, the property provides flexibility depending on the purchaser's circumstances and legally available ownership structure.

Contact Local Property Team Bali for current pricing, ownership information, property documentation or to arrange a private inspection.

View All Bali Villas for Sale →

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