

## 4 soveværelse Villa til salg i Totana, Murcia

425.000€



This superior detached luxury villa 4 bed, 3 bath/1 WC of build size 350m<sup>2</sup> on a fully fenced plot of 5,000m<sup>2</sup> with large private pool is offered for sale in the most exclusive and sought after outskirts of the popular and traditional Spanish town of Totana.

Built in 2004 this stunning family home is immaculately maintained and was built to the highest specifications with intriguing and spacious internal features.

The property is approached via the RM-502 from Totana heading towards Aledo and is located just a kilometre from the upmarket urbanisation of La Charca. The approach to this villa is via good tarmac road and the final 90m is gravel track. The villa is accessed via electric double gates with ample parking for many vehicles including a large carport for up to 4 vehicles. To the front of the property is a large gravelled area with multiple planting areas with many mature shady pine trees offering further development for plants and shrubs. The gravel extends to the sides and part of the rear of the property after which there are further sections planted with smaller pine trees and an option to further landscape to your own choosing. There are several tiled terraces immediately around the villa affording many opportunities for relaxation or outdoor dining, there are also covered/open terraces should you require shade.

To the side of the property is stunning 12m x 6m swimming pool and further relaxation areas.

Entering the property via the front terrace into the bright and spacious hallway with attractive wooden floor, giving access to the Kitchen / Sitting/Dining room / 3 bedrooms and a cloakroom with low flush WC and pedestal sink.

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|------------------------------------|----------------------|---------------------------------|
| 4 soveværelser                     | 4 badeværelser       | 350m <sup>2</sup> Byg størrelse |
| 5.000m <sup>2</sup> Grundstørrelse | Svømmepøl            | Country/Mountain Views          |
| Electric Gates                     | Electric Hot Water   | Fenced Plot                     |
| Fitted Wardrobes                   | Fly screens          | Garden                          |
| Good Motorway Access               | Heating              | Intercom                        |
| Internet Available                 | Log Burner/Fireplace | Mains Electricity               |
| Mains Water                        | Near Amenities       | Near Medical Centre             |
| Parking - Off Road                 | Private pool         | Septic Tank/Soak Away           |