



















## 3 soveværelse Villa til salg i Yecla, Murcia

350.000€



Wow! Honestly, just wow! What a property this is, the word stunning is thrown around far too easily but this is stunning. It's really a half million euro home but it has a little work to do to bring it up to its very best:- The pool needs a new pump and filter and may need some other maintenance. The pond in the garden also needs a new pump. The wet side of the gym, the sauna jacuzzi area needs retiling and the bathroom in the third bedroom needs the ceiling replacing as there was water damage which has been repaired professionally but the ceiling was never replaced. I think that's it. We feel the work can obviously be done by a buyer who knows what they are doing and it would be a matter of time more than anything but for a builder to come in, maybe as little as 20,000€ and at the very most 40,000€. All the other parts of the property are in perfect condition and fully functioning including all the electrically operated window blinds. The access is excellent and it's a few minutes drive from Yecla town centre that brings you to remote controlled security gates that have a walk through key operated door as well inf you are not taking the car. The driveway and the gardens are lovely, very low maintenance and include a large kennel area for dogs, mature trees for shade and plenty of areas for relaxation and taking in the views of the mountains to the rear. Although it s only about 3kms to the town the area is incredibly tranquil and private and you pass a number of luxury homes on your way so you know this area is special. There is a large carport and loads of car parking space if you throw big parties. The swimming pool is 10 x 5 and completely covered for all year round swimming. The first view of the property is very impressive and that is without the view of the gym/jacuzzi/sauna house which could be converted into a large self-contained Guest House if you prefer. When you enter the house from the main door, there are two other entry points you can guess immediately the family were in the furniture business that Yecla is famous for, in fact, all our office furniture and much of the furniture in our town apartment has been manufactured in Yecla. The furniture in this property cost in the region of 40,000€ and, if it is your style, it can be negotiated. I think it's amazing but furniture is a personal thing. There are three very spacious living areas, two to the left, the other to the right and the kitchen separates them. Hallways lead to the sleeping area so, yes, you are correct, the distribution is so cleverly done and just

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|---|---|---|
|  3 soveværelser                     |  3 badeværelser  |  300m <sup>2</sup> Byg størrelse |
|  5.000m <sup>2</sup> Grundstørrelse |  Svømmepøl       |  Air conditioning                |
|  BBQ                                |  Central Heating |  Dining room                     |
|  Fireplace                          |  Kitchen         |  Living room                     |
|  outbuilding                        |  Septic Tank     |  Terrace                         |
|  Carport                            |  White Goods     |  Washing area                    |



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