

## 3 Cuarto Villa en venta en Gea y Truyols, Murcia

275.000€



Welcome to this charming one-level rustic villa, a tranquil oasis set in a sprawling south-facing plot of 1100sqm, just a short 15-minute drive from Murcia airport and 20 minutes from the pristine beaches of Mar Menor. With stunning open views, this villa offers a perfect blend of rustic charm and modern comfort.

As you enter the property, you're greeted by an electric vehicle entrance driveway or a pedestrian entrance, providing convenient access to the villa. The outdoor space is thoughtfully designed and includes a log store, utility store, and workshop, catering to both practical needs and hobbies. The landscape is adorned with various fruit trees, creating a picturesque setting.

The highlight of the exterior is the large pool area featuring a 12m x 4m pool with a new pump and a glass filter system. The pool area boasts non-slip tiles, a terrace, and an outdoor shower, creating an inviting space for relaxation and recreation. The garden area is fully illuminated at night, adding a magical touch to the surroundings.

Entertainment is taken to another level with the outdoor 5m x 5m pergola, complete with a bar area and full electrical points for lighting. This space is ideal for hosting gatherings and enjoying the pleasant Mediterranean evenings.

Internally, the villa spans 144sqm and was constructed in 2004. The rear of the villa features French patio doors that open onto a covered terrace, providing seamless indoor-outdoor living. The master bedroom with an ensuite bathroom offers pool views, enhancing the overall appeal of the property. The villa is being sold partially furnished and is equipped with a Panasonic inverter air conditioning system throughout, ensuring comfort in every season. For cosy winter nights, a 12kw log burner in the lounge adds warmth and character.

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| 3 dormitorios  | 2 baños  | 144m <sup>2</sup> Tamaño de construcción             |
| 1.100m <sup>2</sup> Tamaño de la parcela             | <input checked="" type="checkbox"/> Private Pool       | <input checked="" type="checkbox"/> Air Conditioning |
| <input checked="" type="checkbox"/> Sea View         | <input checked="" type="checkbox"/> fireplace          | <input checked="" type="checkbox"/> heating          |
| <input checked="" type="checkbox"/> close to schools | <input checked="" type="checkbox"/> Central Heating    | <input checked="" type="checkbox"/> Garden           |
| <input checked="" type="checkbox"/> Parking          | <input checked="" type="checkbox"/> Landscaped gardens | <input checked="" type="checkbox"/> Barbecue         |
| <input checked="" type="checkbox"/> Terrace          | <input checked="" type="checkbox"/> Pool               | <input checked="" type="checkbox"/> partly furnished |
| <input checked="" type="checkbox"/> good condition   | <input checked="" type="checkbox"/> Store room         | <input checked="" type="checkbox"/> beautiful garden |
| <input checked="" type="checkbox"/> Beautiful Views  | <input checked="" type="checkbox"/> X                  |  |

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