





## 4 bedroom Villa for sale in Yecla, Murcia

347,995€



Extraordinary villa built in 2008, situated on a plot of 12,900 m<sup>2</sup>, of which 4,000 m<sup>2</sup> are fenced. Boasting over 350 m<sup>2</sup> of built area, with 210 m<sup>2</sup> dedicated to living space. The villa features 4 bedrooms, 2 bathrooms, and 2 lounges. Enjoy the comfort of underfloor heating and high-quality Climalit windows throughout. Outside, there's a swimming pool with a filtration system, a barbecue area, a garage, covered parking for vehicles, and a fruitful orchard. Conveniently located less than 2 km from Yecla, the property offers easy access and is surrounded by lush greenery, including a variety of fruit trees. The perimeter is secured with both a metal fence and a green hedge. Additionally, the property benefits from irrigation water and connection to the electrical grid. For those interested, there's an opportunity to reduce the price by €40,000 by purchasing only a 6,000 m<sup>2</sup> parcel, which includes the house and other structures. This villa presents an ideal blend of comfort, convenience, and natural beauty, making it a perfect retreat in the heart of Murcia's countryside.

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|---|---|--|
|  4 bedrooms                     |  2 bathrooms |  350m <sup>2</sup> Build size |
|  12,900m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Mains Irrigation Water                                      | <input checked="" type="checkbox"/> Covered Porch  |
| <input checked="" type="checkbox"/> White Goods   | <input checked="" type="checkbox"/> Fenced plot   | <input checked="" type="checkbox"/> Annexe   |
| <input checked="" type="checkbox"/> Barbecue [BBQ]  | <input checked="" type="checkbox"/> Open Terrace/Patio  | <input checked="" type="checkbox"/> Orchard  |
| <input checked="" type="checkbox"/> Solarium  | <input checked="" type="checkbox"/> Underfloor heating  | <input checked="" type="checkbox"/> Landscaped gardens   |
| <input checked="" type="checkbox"/> Garage  | <input checked="" type="checkbox"/> Mains Electric  | <input checked="" type="checkbox"/> Telephone  |
| <input checked="" type="checkbox"/> Internet  | <input checked="" type="checkbox"/> Car port  | <input checked="" type="checkbox"/> Great views  |