

## 4 bedroom Villa for sale in Totana, Murcia





399,000€



Detached Luxury Villa of 332m<sup>2</sup> build on a large plot of in excess of 5,500m<sup>2</sup> 4 beds 3 baths with 10m x 5m private swimming pool mature landscaped garden stunning country and mountain views.

**GARDEN & GROUNDS:** The house sits on the high point of a generous plot in excess of 5,500m<sup>2</sup> which has been designed for minimum maintenance with all-round views to the Sierra Espuna national Park, the Carrascoy Mountains and the Guadalatin Valley. Accessed via electrically-operated security gates which have an external intercom connection to the house, the house and garden sit on a 3,000m<sup>2</sup> plot. The garden is stocked with an impressive collection of well-maintained shrubs and trees chosen for their suitability for the local climate, beautiful tubs and planters, plus a stunning swimming pool area that is perfect for socialising and relaxing. Upper and lower terraces provide a choice of calm locations for reading, unwinding, wining and dining, while the stone-walled central area offers an eye-catching selection of flowering shrubs. For those keen on self-sufficiency, there is a 2,500m<sup>2</sup> area stocked with an orchard of fruit trees and a vegetable plot for growing vegetables all year round.

**OUTDOOR LIVING:** With two large terraced areas, both equipped with barbecues and a choice of seating areas, this garden is perfect for relaxing or socialising. An ideal location in which to enjoy the exceptional surrounding views, or just cool down in the generously-proportioned 10m x 5m kidney-shaped swimming pool: this house is designed for outdoor living. The swimming pool is equipped with roman steps for ease of access, has a solar shower and is surrounded by a large terrace. The property benefits from a separate supply of irrigation water which provides an inexpensive way to water the garden and top up the swimming pool. Solar panels generate some of the electricity needed at the property, thereby minimising the utility bills and, if you like a project, there is a 150m<sup>2</sup> under-build with power and water. Currently used for car parking and storage, it would lend itself to conversion to additional living space such as a separate 1/2 acre plot.

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|--|---|--|
|  4 bedrooms                    |  3 bathrooms |  332m <sup>2</sup> Build size |
|  5,500m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> Air Con  |
| <input checked="" type="checkbox"/> Alarm System   | <input checked="" type="checkbox"/> BBQ   | <input checked="" type="checkbox"/> Climate Control  |
| <input checked="" type="checkbox"/> Country/Mountain Views   | <input checked="" type="checkbox"/> Fenced Plot   | <input checked="" type="checkbox"/> Fitted Wardrobes   |
| <input checked="" type="checkbox"/> Garden   | <input checked="" type="checkbox"/> Good Motorway Access  | <input checked="" type="checkbox"/> Intercom   |
| <input checked="" type="checkbox"/> Internet Available   | <input checked="" type="checkbox"/> Log Burner/Fireplace  | <input checked="" type="checkbox"/> Mains Electricity  |
| <input checked="" type="checkbox"/> Mains Water  | <input checked="" type="checkbox"/> Near Amenities  | <input checked="" type="checkbox"/> Near Medical Centre  |
| <input checked="" type="checkbox"/> Near Schools   | <input checked="" type="checkbox"/> Outdoor Shower  | <input checked="" type="checkbox"/> Parking  |