











## 3 bedroom Villa for sale in Gea y Truyols, Murcia

245,000€



La Montaña - Renovated detached villas for sale, which are uniquely located near the Puerto Del Garruchal nature reserve in the urbanization "Residencial La Montaña", close to the city and beach. Detached one floor villas on private land with 3 bedrooms - 2 bathrooms and sales prices of € 225,000. All features of the house and renovation are included in the sale price!! Do not hesitate to take advantage of this fantastic opportunity. Detached villas available in "Residencial La Montaña", on the slopes of the Puerto de la Cadena and El Caracolero area. Living here means enjoying the countryside and the natural areas in the mountains, yet close to all facilities and amenities one needs. Ideal for walkers, cyclists and mountain bikers. On plots ranging from 726 m2 to 1457 m2, these single-storey houses have been built with a living area of 125 m2 and outside a terrace, patio and a solarium in the upper part of about 30 m2 for fantastic views to the mountains and or sea. The one floor villas are divided into three wide bedrooms with fitted wardrobes, of which "the largest" has an en-suite bathroom. Both spacious bathrooms are equipped with a walk-in shower, bathroom furniture and toilet. A spacious and very bright living room with fireplace and dining area that connects to the fully equipped kitchen with appliances. The photos of the bathrooms are before the renovation!! Outside we find a fully landscaped garden, enclosed with a fence, space for parking your car and of course your garden is equipped with a swimming pool! The urbanization is a few minutes' drive from villages and town with shops, bars, restaurants and medical facilities. It's a 20 minutes' drive to the beaches on the Mar Menor as well as the Mediterranean and within 25 minutes you are in the centre of the city of Murcia. With a good connection via the motorway, all amenities and beaches are within easy reach as well as the airports of Murcia and Alicante. Renewed villas means that these properties were built around the year 2010. The houses have never been officially inhabited or sold to an end user. The current owner has taken over this project of 24 homes in its entirety and is renovating the homes comfortably and energy-friendly to meet today's wishes and requirements. Naturally, the properties will be surrounded by a new infrastructure and green zones. See a brief description below. The advantage is that your home will be delivered in 2 months and the transfer of the title deed can take place to you. All Nota Simple (except title

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|--|---|--|
|  3 bedrooms                  |  2 bathrooms   |  125m <sup>2</sup> Build size |
|  726m <sup>2</sup> Plot size |  Swimming Pool |  Pool                         |
|  2 bath                      |  3 bed         |  New Build                    |
|  directo                     |   |  |