


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

950,000€

This is a fantastic opportunity to purchase a lovely 4 bedroom, 4 bathroom villa that has been lovingly renovated alongside a very well-established Lawn Bowls Club with a 140-cover restaurant and bar. The 11500 sqm plot also includes a 'Country Camping' facility for motorhomes. The Villa Size: 381 sqm Bedrooms/Bathrooms: 4 bedrooms, 4 bathrooms Privacy: Completely private, with all windows and doors recently replaced Grand Entrance: Leads to a large hallway with a curved brick feature wall Living Areas: Lounge: Large, with room for 3 large sofas and other furniture Feature fireplace with a log burner Oil-fired central heating for winter Efficient air conditioning unit for summer Dining Room: Accessible from the hallway Accommodates an 8-seater table and more Kitchen: Recently modernized with white gloss cabinetry Large granite-topped island with cupboards and wine rack Includes all white goods: double electric ovens, gas hob with extractor, built-in microwave, American fridge freezer, washing machine, and dishwasher Dining area with a 6-seater table Back door leads to an external dining area under netted cover Bedrooms: Main Bedroom: 60 sqm En-suite bathroom, wall-to-ceiling wardrobes, air conditioning, ceiling fan Door leading to a protected veranda with a Jacuzzi Two Double Bedrooms: Both with en-suite bathrooms, ceiling fans, central heating, and ample storage Fourth Junior Suite: Located in a small courtyard Features a fantastic en-suite wet room, seated entertainment area, and door leading to the outside garden overlooking the valley and mountains Outdoor Features: Private Swimming Pool: Comes with an outdoor kitchen/bar Perfect area for sunbathing and entertaining Garage: Large double brick-built garage The Businesses Country Bowls: Successful ongoing business with 70 members, expanding continuously Greens built to international standards, affiliated with Levante Lawn Bowls Regular competitions, local league games, and social games 8 lanes, with the green recently replaced at a cost of 40,000 euros and an 8-year guarantee Restaurant and Bar: Event Hosting: Ideal for events, quiet romantic dinners, or drinks after a game of bowls Seating Options: Outside terrace overlooking the valley and mountains (spectacular sunset views) Inside restaurant with high ceilings, seating 40 Courtyard seating 50 Fully Fitted Kitchen: Potential to become a fabulous restaurant Motor Home Park: Facilities: 6 stations for motor homes to connect to an electric supply

 4 bedrooms

 4 bathrooms

 381m<sup>2</sup> Build size

 11,500m<sup>2</sup> Plot size

 Fitted wardrobes

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