

## 3 bedroom Villa for sale in El Canton, Murcia

214,950€



We are proud to present this lovely 3 Bed Villa set on a well maintained plot with large swimming pool and summer kitchen, located just a few minutes walk from the small village of El Canton and only 5 minutes drive to the larger town of Alguena.

The Villa is in great condition throughout and sits on a manageable plot of just under 3000m2, fully fenced and with a walled front entrance with electric gates.







The property and gardens take up round 1200m2, mostly laid with concrete or tiles and with some well maintained trees and shrubs to give the property the Mediterranean feel throughout, whilst also requiring little maintenance.

The remaining 1800m2 is the Olive grove behind the Pool area. Here we have around 40 Olive Tree's, 14 Almond Tree's, 3 Fig Tree's and a Lemon Tree. These can all be maintained by the local farmer who will take his payment from the harvest and a small amount of Fruit and Olives for yourselves.






As we enter the property, we have a large concrete driveway and parking area, leading to the covered porch across the front of the property.

We enter into a large open living area, to the left we have a modern fully fitted kitchen, equipped with electric hob, oven, extractor and fridge freezer alongside the water heater.

The property has three large double bedrooms, each has been finished to high standards and come with ceiling fans, netted windows with double glazing and pull down blinds. There is a large Bathroom with shower area next to the kitchen

-  View Video Tour
-  190m<sup>2</sup> Build size
-  Airconditioning
-  Alarm system
-  Mains electric
-  Cess Pit / Septic Tank

-  3 bedrooms
-  3,000m<sup>2</sup> Plot size
-  White goods
-  Electric gates
-  Mains water
-  Pool: Private

-  1 bathroom
-  Barbecue
-  Terrace
-  Fenced plot
-  Walking Distance To Town