

## 4 bedroom Villa for sale in Totana, Murcia

399,895€



This amazing detached 4 bedroom, 3 bathroom Villa sits atop a 5,500m<sup>2</sup> plot with panoramic views including the nearby Sierra Espuna National Park. Designed and built for comfortable, luxury living, it has a large 10m x 5m swimming pool, outside terraces, an enclosed terraced area and a well-stocked, irrigated garden. The property is now fully powered by solar, taking care of all water and heating systems which long term will see all energy bills reduced to nearly nothing. A state-of-the-art Daikin air-conditioning system provides full hot and cold temperature control throughout, while the solar powered hot water system and double-brick, fully insulated walls minimise the energy bills. All the double-glazed windows and doors are made to the highest specifications, manufactured to maximise safety and security and were imported from Germany. This removes the need for the visually unappealing metal 'rejas' which cover the windows on most Spanish homes. The property is extremely secure as the whole plot is fenced, entry is via automatic security gates and the house is fully alarmed with sensor security lights. Viewing is highly recommended on this stunning family home!

**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 Guadalentin 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

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|-------------------------------|----------------------|------------------------------|
| 4 bedrooms                    | 3 bathrooms          | 220m <sup>2</sup> Build size |
| 5,500m <sup>2</sup> Plot size | Air Conditioning     | Alarm System                 |
| Amenities Close by            | BBQ                  | Country/Mountain Views       |
| Covered Terrace/s             | Double Glazing       | Electric Gates               |
| Fenced Plot                   | Fitted Wardrobes     | Fly screens                  |
| Garage                        | Good Motorway Access | Internet Available           |
| Log Burner/Fireplace          | Mains Electricity    | Mains Sewerage               |
| Mains Water                   | Mature Gardens       | Entrance Hall                |

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