

## 3 sovrum Villa till salu i El Mingrano, Murcia

175.900€





3 bed 2 bath country cottage of total build size of approximately 164m<sup>2</sup>, including the garage, set in a stunning valley location in the tiny hamlet of El Margajon on a plot of approximately 2,042m<sup>2</sup> is tucked away between two picturesque mountain ranges.

This beautifully and sympathetically restored property is approached in the first instance by tarmac road with the final 1.8km of stone and earth track. Reaching the village of El Margajon the property is set on the outer edge. The walled and fenced garden is private and has a breath-taking selection of Mediterranean trees, shrubs and plants, all lovingly nurtured and cared for over a number of years by the current owners.

The layout of the property is based on the traditional Murcian style in the shape of the cross, with the front door opening into a spacious hall which is used as a dining room, with a double bedroom off to either side, one with a small hallway and extremely large modernised bathroom off, consisting of shower over bath, low flush W.C. and attractive marble top vanity unit with mirror over and washing machine. Both bedrooms have high beamed ceilings with ceiling fan and half tiled walls.

From the main hallway passing through an arched doorway into the cosy sitting room with free standing log burning fire and with the second family shower room with walk-in corner shower cubical and hand-crafted vanity unit, low

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|  3 sovrum |  2 badrum | <input checked="" type="checkbox"/> Ceiling Fans           |
| <input checked="" type="checkbox"/> Country/Mountain Views                                  | <input checked="" type="checkbox"/> Delivered Water/Deposit                                  | <input checked="" type="checkbox"/> Door Grills            |
| <input checked="" type="checkbox"/> Electric Boiler   | <input checked="" type="checkbox"/> Fenced Plot  | <input checked="" type="checkbox"/> Good Motorway Access   |
| <input checked="" type="checkbox"/> Internet Available                                      | <input checked="" type="checkbox"/> Log Burner/Fireplace                                     | <input checked="" type="checkbox"/> Mains Electricity      |
| <input checked="" type="checkbox"/> Near Golf   | <input checked="" type="checkbox"/> Near Medical Centre                                      | <input checked="" type="checkbox"/> Near Schools           |
| <input checked="" type="checkbox"/> Outbuildings/Workshop                                   | <input checked="" type="checkbox"/> Parking  | <input checked="" type="checkbox"/> Parking - Garage       |
| <input checked="" type="checkbox"/> Parking - Off Road                                      | <input checked="" type="checkbox"/> Room for a pool  | <input checked="" type="checkbox"/> Satellite TV Available |
| <input checked="" type="checkbox"/> Septic Tank/Soak Away                                   | <input checked="" type="checkbox"/> View of Countryside                                      | <input checked="" type="checkbox"/> View of Mountains      |