

## 6 sovrum Villa till salu i Abanilla, Murcia

549.995€



Spacious Country Villa with Guest Casita & Stunning Views Set in a peaceful countryside location just outside Macisvenda, this charming villa offers spacious living, breathtaking mountain views, and excellent potential as a family home or rental investment. The property is designed with flexibility in mind, featuring two self-contained apartments within the main villa and a separate guest casita, all set within beautifully maintained gardens.

**Main Villa – Two Independent Apartments** The villa is divided into two near-identical apartments, one on each level, each with its own private entrance. Both apartments offer:

- Three bedrooms, including a master suite with an en-suite bathroom.
- A second bathroom shared between the other two bedrooms.
- A bright and spacious lounge, fitted with air conditioning for year-round comfort and a wood-burning stove in the upper apartment for cosy winter nights.
- A well-equipped kitchen with ample storage and workspace.
- A sunlit conservatory, perfect for enjoying the countryside views in any season.
- A utility room for added practicality.




















Outside, a large terrace extends alongside the villa, partially covered to provide shade, with direct access to the private swimming pool. Next to the lower apartment, there is a spacious enclosed storage room (14 m<sup>2</sup>), complete with a worktop and shelving, ideal for DIY projects or additional storage. In front of this area, a shaded space is currently used for activities such as table tennis and darts. The property is fully enclosed, ensuring security and privacy, with private parking and a natural carport providing shaded vehicle storage.

**Panoramic Roof Terrace with Office Space** At the top of the villa, a 30 m<sup>2</sup> roof terrace provides an incredible vantage point over the surrounding mountains and countryside. Whether enjoying a morning coffee or watching the sunset, this space is ideal for relaxation and quiet moments. The terrace also leads to a dedicated office and library, offering a peaceful setting for work, reading, or creative projects.

**Self-Contained Guest Casita** Positioned slightly lower on the plot, the 80 m<sup>2</sup> casita is surrounded by mature gardens, offering privacy and a separate living space. Inside, it features:

- A spacious open-plan living area with a modern kitchen and central island.
- A bathroom with a walk-in shower.
- A wood-burning stove for warmth in cooler months.
- Air conditioning in the living space for comfort throughout the year.

Adjacent to the casita, an outdoor kitchen includes a built-in barbecue and a traditional pizza oven, providing

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|  6 sovrum                        |  5 badrum   |  380m <sup>2</sup> Bygg storlek |
|  3.950m <sup>2</sup> Tomtstorlek |  Simbassäng |  White Goods                    |
|  Washing area                    |  BBQ        |  Air conditioning               |
|  Dining room                     |  Fireplace  |  Guest House                    |
|  Living room                     |  Orchard    |  outbuilding                    |
|  Septic Tank                     |  Kitchen    |  Garage                         |
|  Terrace                         |  |  |



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