














## 3 soveværelse Villa til salg i Catral, Alicante

369.000€

JL Morales Real Estate presents this beautiful villa in the countryside , but walking distance to the centre of Catral. The property has a built area of ca. 150 m2 , you enter the villa through a covered terrace , partly glazed , ideal for the cooler winter evenings with a nice view of the pool and garden. So you enter the spacious living room with a dining area , cosy fireplace and pellet stove and the fully equipped open kitchen , this has a door to the garden. Then through a small hallway you have on the left two double bedrooms with built-in wardrobes and on the right a room used as storage , but can also serve as an office or a single bedroom and a bathroom with walk-in shower. At the end of the hallway you will find the large master bedroom , also with built-in wardrobes and ensuite bathroom with bathtub. The living room and master bedroom are equipped with air conditioning units and the property is being sold partly furnished. There is also an approved waste water system and an electric entrance gate. On the right side of the house you have an external staircase leading to the roof terrace with beautiful views of the countryside , the mountains and even the church of Catral. This space was ideally used for installing solar panels. Under the stairs there is a laundry room. Situated on a fully walled plot of 2350 m2 , with privacy yet neighbours close by. Landscaped with gravel for easy maintenance with several fruit and palm trees. There is a double carport and on the other side of the plot a wooden shed. And of course a swimming pool (saltwater) of 10 by 5 with a sun terrace, outdoor shower, pump house and a wooden pergola , ideal for enjoying the Spanish climate. Only minutes to the centre of Catral , 20 minutes' drive to the beautiful sandy beaches of La Marina and Guardamar and 25 minutes to Alicante airport.

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|  3 soveværelser                     |  2 badeværelser |  143m <sup>2</sup> Byg størrelse |
|  2.352m <sup>2</sup> Grundstørrelse |  Svømmepøl      |  built in wardrobes              |
|  Air conditioning                   |  Storage room   |  Tiled terrace                   |
|  Fully equipped kitchen             |  garden         |  Swimming Pool                   |
|  Roof Terrace                       |  Glazed Terrace |  Semi furnished                  |
|  Grilles                            |  Utility Room   |   |



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