

## 4 soveværelse Byhus til salg i Roldan, Murcia

275.000€



This exceptionally spacious townhouse in Roldán offers modern living finished to a very high standard, with extensive accommodation and enormous versatility. With over 300 m<sup>2</sup> of built living space, the property is arranged over three levels and includes a very large garage, a first-floor main living area, and a second upper living level, all connected by an elegant stairwell and a pre-installed lift shaft (a lift can be added if desired). The property is located on a quiet residential street in the traditional Spanish village of Roldán, offering peace, privacy, and easy access to local amenities. The house is entered through the front door into an impressive stairwell with marble flooring and a marble staircase leading to the upper floors. To the right, there is a substantial garage measuring approximately 125 m<sup>2</sup>, providing ample space for multiple vehicles, bicycles, storage, or potential conversion, subject to requirements. The stairwell leads to the first floor, which forms the main living area of the home. Here you will find a large, fully fitted kitchen with extensive pantry storage, Silestone worktops, ceramic hob, oven, extractor fan, fridge-freezer, washing machine, dishwasher, and dining table with chairs. The kitchen opens directly onto a south-facing terrace, perfect for enjoying sunshine throughout the day. Also on this level is a spacious and comfortable living room, furnished with leather sofas, parquet flooring, and generous storage units. This is a relaxing and welcoming space, ideal for family living, and it leads onto a further terrace where you can enjoy fresh air and outdoor relaxation. The first floor also offers two double bedrooms. The main bedroom features an en-suite bathroom with bathtub, vanity unit, WC, and window, as well as a walk-in wardrobe providing excellent storage space. The second bedroom is also a double and comes complete with fitted wardrobes, a double bed, and bedside cabinets. A further stairwell leads to the upper level of the property. On this floor, there is a striking loft-style space with very high ceilings, feature windows, and doors leading onto another south-facing terrace. There is also an additional enclosed double bedroom with fitted wardrobes, drawer unit, and high-quality parquet flooring. The open loft area is currently used as a study but could easily be converted into a fourth bedroom, or even a fifth if required. This flexible space would be ideal as a studio, playroom, home office, or independent living area, especially as this level offers the potential for separate access and benefits.

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|  4 soveværelser                   |  3 badeværelser        |  325m <sup>2</sup> Byg størrelse |
|  150m <sup>2</sup> Grundstørrelse |  Near public transport |  Veranda                         |
|  Near bus route                   |  Parking, Garage       |  Fully furnished                 |