

## 3 soveværelse Villa til salg i Abanilla, Murcia

315.000€



We are delighted to present this elegant and contemporary villa located on the outskirts of a charming village, with two bars and a restaurant just a short walk away. Only a 5-minute drive brings you to Pinoso, where you will find all the amenities needed for everyday living, including supermarkets, shops, a 24-hour medical centre, a wide selection of bars and restaurants — among them a Michelin-starred establishment — as well as excellent sports facilities. The property features electric entrance gates that open onto a spacious gravelled parking area. At the front of the house, there is a stunning 8 x 4 metre swimming pool surrounded by a generous partially covered terrace, ideal for relaxing and entertaining. Upon entering the home, a hallway leads to the main living areas. The living room stands out with its double-height ceiling, side windows, and a mezzanine level that provides access to a charming rooftop terrace. The open-plan living and dining area, complete with a wood-burning stove, opens onto two additional terraces on either side, allowing you to enjoy both sun and shade throughout the day. The floors are finished in porcelain tiles. From the living area, two partially glazed sliding doors lead into the spacious fully fitted kitchen, featuring a large picture window that fills the space with natural light and offers lovely views. From here, a door opens into a generous utility room with space for a washing machine, ample cabinetry, countertops, and plenty of storage. An exterior door provides convenient access from outside, perfect for bringing in shopping or laundry. At the end of the hallway is the family bathroom, equipped with a large walk-in shower, WC, and double sinks. Opposite is a double bedroom with doors opening directly onto the front terrace and pool area. The second bedroom is also a double and enjoys side views of the property. The master bedroom benefits from direct access to the front terrace and pool, an en-suite shower room, and a spacious walk-in wardrobe with built-in sliding doors to maximise space. This room is fitted with independent air conditioning (hot and cold). The villa has pre-installation for central air conditioning throughout (only the main unit needs to be added). The 5,000 m<sup>2</sup> plot is fully fenced and designed for low maintenance, with gravelled areas and mature planting. To the rear of the garden, there is a wooden structure that could be used as a leisure room, workshop, or even a guest house (it requires some maintenance). The impressive swimming pool is positioned at the

-  3 soveværelser
-  2 badeværelser
-  160m<sup>2</sup> Byg størrelse
-  5.000m<sup>2</sup> Grundstørrelse
-  Svømmepøl
-  Terrace
-  Kitchen



Ejendom markedsført af España Dream Properties

[www.spainpropertyportal.com/da/](http://www.spainpropertyportal.com/da/)