



## 4 Schlafzimmer Landhaus zu verkaufen in Gea y Truyols, Murcia

950.000€

Unique Property with Business Potential for sale in Valle del Sol, Murcia This exceptional property offers not just a spacious home, but also a rare investment opportunity with \*multiple business possibilities — all set on a large private plot of 23,580 m<sup>2</sup> in the beautiful Valle del Sol, Murcia\*.

**\*Main Residence – Space, Comfort & Charm\*** The primary house is a single-storey detached villa with a total built area of 350 m<sup>2</sup>, plus a 40 m<sup>2</sup> covered porch. Every room in the house is impressively spacious, from the entrance hall and the open living-dining area with a striking natural stone fireplace, to the kitchen and bedrooms.

- 3 large bedrooms, each with its own private en-suite bathroom
- Generously sized living room, dining area, and fully equipped kitchen
- Wide entrance hall and covered porch – ideal for outdoor living
- All rooms are bright, airy, and offer a sense of openness and comfort
- All rooms with central heating

**\*Independent Guest House\*** In addition to the main villa, there is a fully independent guest house with 81 m<sup>2</sup> of living space and its own private access — perfect for visiting family, friends, or for guest accommodation as part of a business venture.

**\*Business Opportunities\*** This property is not only a dream home, but also a fantastic investment opportunity with multiple income streams:

- **Bowling Green with Bar-Restaurant** Operate your own bowling club and bar-restaurant. The restaurant comes with a fully equipped professional kitchen, ready to go.
- **Campervan / Motorhome Parking Area** Dedicated space for caravans, with all necessary services installed — a growing market for rural and nature tourism.
- **Bed and Breakfast Potential** Beyond the independent guest house, the property includes additional buildings and rooms that could easily be converted into guest accommodation, allowing for a charming rural B&B setup.
- **Outdoor Pool Area with Bar** Ideal for guests or private enjoyment, adding extra value to both the residential and hospitality aspects.

**\* Location\*** Located in Valle del Sol, just:

- 15 minutes from Murcia Airport
- 15–20 minutes from the nearest beaches
- Easy road access and a peaceful countryside setting

— Whether you're looking for a private retreat, a business opportunity, or a blend of both, this property is one-of-a-kind and full of potential. Viewings are highly recommended to truly appreciate the space, privacy, and possibilities this unique estate has to offer.

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|---------------------------------------|-------------------|----------------------------|
| 4 Schlafzimmer                        | 4 Badezimmer      | 420m <sup>2</sup> Baugröße |
| 23.580m <sup>2</sup> Grundstücksgröße | Schwimmbad        | street parking             |
| driveway                              | Double Garage     | Fireplace                  |
| Central Heating                       | countryside views | Near hospital              |
| Near Schools                          | Near airport      | Near Golf                  |
| Near city                             | Near town         | near beach                 |
| Character                             |                   |                            |