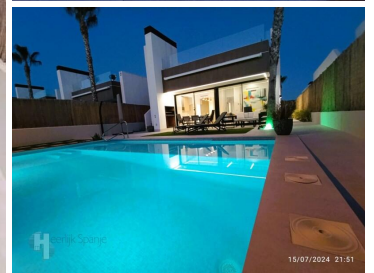
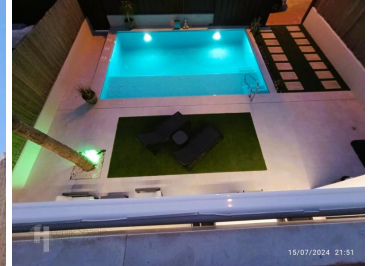


## 3 Schlafzimmer Villa zu verkaufen in Murcia, Murcia

**355.000€**



MODERN VILLA WITH PRIVATE POOL AND ROOF TERRACE IN A QUIET NEIGHBORHOOD WITHIN WALKING DISTANCE OF DOWNTOWN. This modern, single-story villa in charming Sucina offers a wonderful combination of privacy, sunshine and comfort. The house is located within walking distance of the cozy village center with all amenities within easy reach. You will enjoy peace and quiet and sun, because the terrace and pool are perfectly oriented to enjoy the sun until late in the evening. With 3 bedrooms, 2 bathrooms, a large roof terrace, built-in jacuzzi in the pool and a landscaped garden, this is the ideal property for those looking for relaxation, space and an attractive investment. Thanks to the existing rental license and proven rental income, this is also an interesting opportunity for those looking for a return on investment. The property comes fully furnished, including outdoor furniture, washing machine, air conditioning, built-in BBQ and more. Ready to move in!

**INTERIOR:-** Living area: 95m<sup>2</sup>.- Fully equipped open kitchen- 3 bedrooms with fitted closets- Master bedroom with extra large shower room- 2 elegant bathrooms- Double glazed windows, mosquito nets and shutters- Energy certificate: B- Air conditioning throughout the house- Alarm system- Washing machine available- Fully furnished

**OUTSIDE** you can enjoy:- Plot of 300m<sup>2</sup>, fully fenced (suitable for children)- Private swimming pool with built-in jacuzzi (not heated)- Large terrace and landscaped garden- Electric awning- Roof terrace of ±92m<sup>2</sup>, of which ±55m<sup>2</sup> usable (possibility of installing solar panels), accessible by outside staircase- Built-in barbecue and outdoor shower- On-site parking + ample parking on the street

**ADDITIONAL INFORMATION-** Rental license available- Proven rental income: up to 250 euros/night in high season- Annual municipal tax (IBI): 390 euros- No construction projects in progress or planned in the immediate vicinity.

**SURROUNDINGS** This villa is located within walking distance of the pleasant village center of Sucina, with stores, restaurants, school and public transport in the immediate vicinity. Its location in a quiet neighborhood provides a relaxed atmosphere, away from the crowds but still centrally located. Beach lover? Just 16 km away are the extensive beaches and natural sites of Lo Pagan, known for its healing mud baths and seafront hiking trails. Perfectly situated to enjoy the sun, tranquility and authentic Spanish life all year round. #ref:US 40

 3 Schlafzimmer  
 300m<sup>2</sup> Grundstücksgröße  
 3 bedrooms

 2 Badezimmer  
 95.00 net area  
 2 bathrooms

 95m<sup>2</sup> Baugröße  
 300.00 land area