



## 7 Schlafzimmer Villa zu verkaufen in Fuente Alamo, Murcia

284.950€

EXCELLENT BUSINESS OPPORTUNITY - Huge Detached 7 Bed / 3 Bath, Edge-of-Town property of 580m<sup>2</sup> build on a fully fenced plot of 3,500m<sup>2</sup> with a 10m x 5m swimming pool - ideally suited for Guest House or Small Hotel, just minutes from the bustling town of Balsapintada with shops, bars, restaurants, farmacias, banks etc, excellent motorway access, 29 minutes from the beaches of the Mar Menor and 38 minutes from the stunning beaches of Mazarrón bay and 12 minutes from the New Region of Murcia International Airport.

Now Reduced by 135,000 Euros - With unlimited possibilities to combine a home and business this outstanding property benefits from spacious living accommodation over two floors plus a ground floor area ready for development. There are 7 spacious double/twin bedrooms in total, 1 with en-suite facilities and 2 separate family bathrooms, spacious sitting room with patio doors opening out onto the terrace with separate dining room joined via glazed double doors and the dining room also accessed separately via glazed double doors from the large entrance hall. The large fully fitted kitchen/dining room is off the sitting room and benefits from a breakfast bar, granite surfaces throughout, walk-in pantry and access to the balustraded terrace. From the kitchen is the laundry room and steps leading down to the ground floor.

The accommodation is over 3 floors with the ground-floor currently used as part garage and storage area, there are two separate "garage" doors, one of traditional size and the other giving access to a high level commercial vehicle. Additionally, there is a separate kitchen area and cloakroom with WC + Wash hand Basin, plus another room currently used as a Gymnasium. The central heating boiler with new industrial pellet burner is also located on the ground floor

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|--------------------------------------|--------------------|----------------------------|
| 7 Schlafzimmer                       | 3 Badezimmer       | 580m <sup>2</sup> Baugröße |
| 3.500m <sup>2</sup> Grundstücksgröße | Schwimmbad         | Air Con                    |
| Balcony                              | BBQ                | Ceiling Fans               |
| Central Heating                      | Climate Control    | Double Glazing             |
| Electric Gates                       | Electric Hot Water | Fenced Plot                |
| Fitted Wardrobes                     | Garden             | Garden Shed                |
| Good Motorway Access                 | Internet Available | Mains Electricity          |
| Mains Sewerage                       | Mains Water        | Near Amenities             |

