

## 4 Schlafzimmer Villa zu verkaufen in Catral, Alicante

385.000€

JL Morales Real Estate is excited to present this spacious family home in the tranquil countryside of Catral. Situated on a fully tarmac road with no passing traffic, this property offers both peace and convenience. The 150 m<sup>2</sup> living space is thoughtfully distributed. Upon entering through the porch/terrace, you step into the hallway. To the right, you'll find a generous lounge/dining room with a feature fireplace. Adjacent to this is a glazed section of the terrace, which has been converted into a very functional room, complete with a pellet burner for heating. Continuing down the hallway, the fully fitted kitchen includes a separate utility area. There are four double bedrooms, each with built-in wardrobes, with the master featuring an en-suite and a walk-in wardrobe. A large family bathroom with a separate shower completes the interior. Outside, you'll enjoy a 10x5 private swimming pool with a spacious sunbathing terrace, which offers shade from a pergola with pull-out toldos. On the opposite side of the pool is a large, purpose-built summer kitchen with an adjoining dining area and a fully fitted bathroom. A carport is located near the entrance, and the rear of the property includes an artificial grass area and a wooden storage shed of 4 x 4 metres with electricity. The 2000 m<sup>2</sup> plot has been laid with gravel for easy maintenance and features a variety of palm trees, fruit trees, and shrubs. Additional benefits include ducted hot and cold air conditioning, full gas central heating, solar panels, electric entrance gates, and an approved wastewater system. Located just a short drive from Catral town, where you'll find all necessary amenities such as shops, bars, and restaurants, and only 30 minutes from Alicante International Airport. This property offers a perfect blend of rural living with easy access to modern conveniences.

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|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|  4 Schlafzimmer                       |  3 Badezimmer |  169m <sup>2</sup> Baugröße |
|  2.000m <sup>2</sup> Grundstücksgröße | <input checked="" type="checkbox"/> Schwimmbad                                                   | <input checked="" type="checkbox"/> built in wardrobes                                                           |
| <input checked="" type="checkbox"/> Central Heating                                                                     | <input checked="" type="checkbox"/> Utility Room                                                 | <input checked="" type="checkbox"/> garden                                                                       |
| <input checked="" type="checkbox"/> Grilles                                                                             | <input checked="" type="checkbox"/> Fireplace                                                    | <input checked="" type="checkbox"/> Storage room                                                                 |
| <input checked="" type="checkbox"/> Air conditioning                                                                    | <input checked="" type="checkbox"/> Glazed Terrace                                               | <input checked="" type="checkbox"/> Fully equipped kitchen                                                       |
| <input checked="" type="checkbox"/> Semi furnished                                                                      | <input checked="" type="checkbox"/> Tiled terrace                                                | <input checked="" type="checkbox"/> Swimming Pool                                                                |

