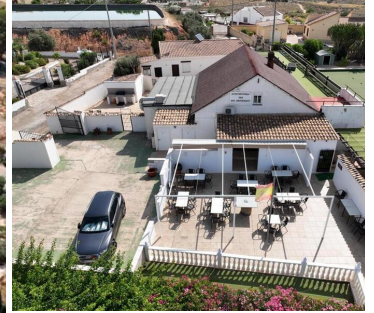






















## 4 slaapkamer Landhuis Te koop in Gea y Truyols, Murcia

895.000€



Unique Property with Bowling Business (over 70 members) already in place, and potential and infrastructure for 3 additional business, caravan parking + bed and breakfast + restaurant (currently not running to its full potential). 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 13.150 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

- |  |  |   |
|--|--|---|
|  4 slaapkamers                       |  4 badkamers    |  420m <sup>2</sup> Bouwgrootte |
|  13.150m <sup>2</sup> Perceelgrootte |  Zwembad        |  Near city                     |
|  Near airport                        |  Near Golf      |  Near Schools                  |
|  driveway                            |  street parking |  Fireplace                     |
|  Central Heating                     |  Double Garage  |  countryside views             |
|  Near hospital                       |  Near town      |  near beach                    |

Onroerend goed op de markt gebracht door Just Murcia Property

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