



## 7 slaapkamer Villa Te koop in Yecla, Murcia

600.000€



Luxury villa with a guest house - ready to move in! Located in a privileged setting just a few minutes from the town centre of Yecla, this exceptional property sits on a generous 6,000 m<sup>2</sup> plot, offering privacy, space and stunning open views of the surrounding mountains. A unique opportunity for those seeking tranquillity without renouncing proximity to all amenities. Main house - 450 m<sup>2</sup> built. This bright and spacious residence is distributed over four levels, designed to provide maximum comfort and versatility: Semi-basement floor (140 m<sup>2</sup>) - An ideal space for leisure and social gatherings. It features a large living-dining area with fireplace and traditional wood oven, an additional kitchen, and multi-purpose areas suitable for a gym, cinema room or games room. Ground floor (177 m<sup>2</sup>) - The main living area includes a cosy living-dining room with fireplace, a spacious kitchen, 2 double bedrooms, 1 full bathroom, an internal garage and a pleasant covered porch. First floor (76 m<sup>2</sup>) - The sleeping area offers 5 generously sized bedrooms and 2 bathrooms. Four of the bedrooms enjoy direct access to their own private terraces, providing beautiful views and abundant natural light. Attic (57 m<sup>2</sup>) - An exclusive lookout point with panoramic mountain views, perfect as a relaxation area, office or creative studio. In total, the main house offers 7 bedrooms and 3 bathrooms. Outdoor areas and additional buildings: The exterior has been designed as a private oasis for outdoor living and entertaining. Swimming pool (50 m<sup>2</sup>) - Equipped with a filtration system, ideal for enjoying the summer months. Guest house / Barbecue area (50 m<sup>2</sup>) - An independent building with living room-kitchen, fireplace and 1 bathroom. Perfect for hosting guests or organising private events. Plot (6,000 m<sup>2</sup>) - Asphalted perimeter for easy access, extensive landscaped garden areas, mature trees and additional land suitable for personal cultivation. All fenced and private. Parking - Covered outdoor parking area with capacity for up to 4 vehicles. Quality features and equipment: The property benefits from PVC windows with double glazing and air chamber (Climalit system) throughout, ensuring excellent insulation. Heating and hot water are provided by an oil-fired boiler. Its strategic orientation guarantees abundant natural light in every room. A remarkable estate combining generous living spaces, natural surroundings and high-quality features, ideal as a permanent residence or exclusive countryside retreat. About the area: Yecla is a charming and historic town of app

- 7 slaapkamers
- 6.000m<sup>2</sup> Perceelgrootte
- Basement
- Fireplace
- Landscaped gardens
- Outbuildings

- 3 badkamers
- Annex
- Courtyard
- Furnished
- Mains Electric
- Storage

- 525m<sup>2</sup> Bouwgrootte
- Superfast Fiber Internet
- Fenced plot
- Internet
- Mains Water