

## 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

🛏 7 slaapkamers

🚿 3 badkamers

🏠 525m<sup>2</sup> Bouwgrootte

📏 6.000m<sup>2</sup> Perceelgrootte

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