

## 3 bedroom Apartment for sale in San Cayetano, Murcia

104,900€



Walking distance to bars and amenities in this small town, but located in a quiet residential area, this atico duplex offers spacious accommodation set over two levels, offering 1 bedroom and 1 bathroom on the first level and 2 further bedrooms and a second bathroom upstairs.

The property is entered via a ground floor communal entrance with door entryphone system which gives access to this and the other properties in the building, the front door to the duplex is located on the first floor. We enter the property into the living room with modern pellet burner for a touch of cosiness during the chillier months. Sliding patio doors to attractive front terrace which has been quirkily separated into two areas, one tiled and the other through a small wooden gate to area with artificial grass, table and chairs wooden pergola.

Through the lounge, off to small hallway leading to modern good sized fully fitted kitchen equipped with electric hob, oven and extractor, a double bedroom and a bathroom with shower. Stairs from living room up to landing with two further double bedrooms (one currently being used as a study), and a second bathroom with bath. The property benefits from additional space due to the conversion of two further terraces to living space: one extra room off the master bedroom, and the other off the landing which is currently being used to house the washing machine and general storage room.

Located in the small town of San Cayetano which has all amenities including a selection of bars, supermarket, bank, chemist and health centre, and just a short walk from the property is the municipal swimming pool which can be enjoyed in the summer months for a small entrance fee, along with padel courts. The property comes with an allocated open air parking space which is within locked gates with residents access only.

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| 3 bedrooms   | 2 bathrooms  | 90m <sup>2</sup> Build size                        |
| <input checked="" type="checkbox"/> Air Con              | <input checked="" type="checkbox"/> Fitted Wardrobes       | <input checked="" type="checkbox"/> Fly Screens    |
| <input checked="" type="checkbox"/> Good Motorway Access | <input checked="" type="checkbox"/> Log Burner/Fireplace   | <input checked="" type="checkbox"/> Mains Electric |
| <input checked="" type="checkbox"/> Mains Water          | <input checked="" type="checkbox"/> Near Amenities         | <input checked="" type="checkbox"/> Near Golf      |
| <input checked="" type="checkbox"/> Near Medical Centre  | <input checked="" type="checkbox"/> Parking - Off Road     | <input checked="" type="checkbox"/> Storage        |
| <input checked="" type="checkbox"/> Terrace              | <input checked="" type="checkbox"/> Window Shutters/Blinds |  |

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