

## 3 bedroom Villa for sale in Calasparra, Murcia

179,950€



### REDUCED - MOTIVATED VENDOR

Immaculate, modern 2 storey, 3 bedroom, 2 bathroom villa within walking distance to bars and restaurants.

Close to the town of Calasparra with its many amenities including banks, bars, restaurants, and shops. There is also a medical centre and a weekly market.

The property benefits from hot / cold ducted air conditioning / heating with a separate unit in the upstairs master bedroom. A new gas hot water boiler has also been installed.

### Ground Floor:

Kitchen (3.5m x 2.71 m) fitted with a range of base and wall units, fridge/freezer, oven, hob, extractor, and space for washing machine.

Dining Room (3.36m x 2.71m) the kitchen has been extended to provide a separate dining room fitted with ceiling fan and integral light.

Lounge (6.86m x 4.17 m) a bright and airy room with double aspect windows and patio door leading to the front terrace. Feature fireplace with wood burner. Central ceiling fan with integral light.

Bedroom 2 (3.43m x 3.17 m) double / twin room with built in wardrobe. Central ceiling fan and integral light

Bedroom 3 (3.43m x 3.45m) double / twin room with built in wardrobe. Central ceiling fan and integral light

Family Bathroom comprising bath with shower over, WC and vanity unit with integral basin.

























Marble Staircase leading to:

### First Floor:

Master Bedroom 1 (3.42m x 3.14m) double / twin room, with built in wardrobe. Juliette balcony with views over the garden and pool. Central ceiling fan with integral light.

En-suite comprising shower, WC, and vanity unit with integral basin.

### Outside

- |   |   |   |
|---|---|---|
|  View Video Tour              |  3 bedrooms                  |  2 bathrooms       |
|  112m <sup>2</sup> Build size |  525m <sup>2</sup> Plot size |  Swimming Pool     |
|  Hot Water Gas                |  Central Air Conditioning    |  Landscaping       |
|  Burglar Alarm                |  Garage                      |  Gazebo            |
|  Oven                         |  Satellite Dish              |  Terrace           |
|  Balcony                      |  Security Bars               |  Irrigation system |
|  Private swimming pool        |  Garden shed                 |  Outdoor shower    |
|  Electric heating             |  Built in wardrobes          |  Equipped kitchen  |



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