

## 4 bedroom Villa for sale in Mula, Murcia

298,000€



This elegant and spacious 3 bedroom, 2 bathroom villa and separate 1 bedroom 1 bathroom casita with swimming pool and garden is set in a peaceful location on the outskirts of the historical town of Mula.

Amazing views make this property very special.

20-minute walk to all amenities but with the tranquillity of the countryside.

Easy access to the motorway leading to Murcia and the coastal resorts.

The property is accessed through double electric gates.

### Ground Floor

Entrance into the villa is via a covered L shaped terrace / seating area to the front door of the property.

Kitchen / Dining / Lounge (76m<sup>2</sup>) this spacious open plan living area is fitted with a log burner and radiators.

Dining area with space for table and 10 chairs.

Kitchen area comprises several solid oak wall and floor units with granite counter tops, fridge / freezer, washing machine, gas hob, extractor, dishwasher, double electric oven and microwave. Door from the kitchen leads to the garden. Feature walls and 2 sets of patio doors add to the charm of this space.

Master Bedroom 1 (13.4m<sup>2</sup>) large twin / double room with radiator and ceiling fan. Fitted wardrobes and entrance to ensuite.

En Suite (9.36m<sup>2</sup>) comprising sunken bath, large shower, washbasin, WC and radiator.

Bedroom 2 (11.5m<sup>2</sup>) twin / double room with fitted wardrobes and radiator.






Bedroom 3 (11.6m<sup>2</sup>) twin / double room with fitted wardrobes and radiator.

Family Bathroom (7.4m<sup>2</sup>) comprising bath with shower over, WC, washbasin, and radiator.

Climaglass is fitted throughout.

There is oil fired central heating and pre-installation for air conditioning.

All windows are fitted with insect nets and shutters.

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|---|---|---|
|  View Video Tour              |  4 bedrooms                    |  3 bathrooms |
|  187m <sup>2</sup> Build size |  5,300m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   |
| <input checked="" type="checkbox"/> Microwave   | <input checked="" type="checkbox"/> Fruit Trees   | <input checked="" type="checkbox"/> Washing Machine   |
| <input checked="" type="checkbox"/> Dishwasher  | <input checked="" type="checkbox"/> Covered Patio   | <input checked="" type="checkbox"/> Exterior Lighting   |
| <input checked="" type="checkbox"/> Gazebo  | <input checked="" type="checkbox"/> Oven  | <input checked="" type="checkbox"/> Terrace   |
| <input checked="" type="checkbox"/> Terrace   | <input checked="" type="checkbox"/> Irrigation system   | <input checked="" type="checkbox"/> Private swimming pool   |
| <input checked="" type="checkbox"/> Garden shed   | <input checked="" type="checkbox"/> Central heating oil   | <input checked="" type="checkbox"/> Air conditioning pre-installation                             |
| <input checked="" type="checkbox"/> Breakfast bar   | <input checked="" type="checkbox"/> Open kitchen  | <input checked="" type="checkbox"/> Equipped kitchen  |