

## 4 bedroom Villa for sale in Campos del Rio, Murcia

269,100€



Detached, fully furnished, 2 storey, 4 bedroom, 3 bathroom villa, located on a prestigious development close to local amenities at Campos del Rio.

Mains gas central heating and full air conditioning.

The distance to the village is 2.5 km offering bars, restaurants, banks, medical centre and a small supermarket.

Access to the villa is via an electric pedestrian gate with intercom or remote controlled vehicle gate.

Ground Floor:

In the spacious hallway there a magnificent staircase with wooden balustrades leading to the first floor master suite. The hallway leads to the ground floor accommodation.

Open Plan Lounge / Diner / Kitchen (45 m<sup>2</sup>)

Lounge / Dining area with feature fireplace and patio doors leading out to a spacious covered terrace. Hot / Cold air conditioning. Ample space for table and chairs.

2 ceiling fans with intergral light.

Kitchen area is fitted with a range of base and wall units, granite worktops, electric oven, gas hob with extractor over, 2 x fridge / freezer, microwave, dishwasher, washing machine and rear door to garden.

Family Bathroom comprising WC, pedestal basin, bidet, bath with shower over and separate shower cubicle.

Bedroom 1 (15.64 m<sup>2</sup>) – King / twin room (currently used as dining room).

Hot / Cold air conditioning. Ceiling fan with integral light.

Bedroom 2 (15.7 m<sup>2</sup>) King / twin room. Hot / Cold air conditioning. Ceiling Fan with Integral light.

Bedroom 3 (13.05 m<sup>2</sup>) King / twin room fitted with Hot / Cold air conditioning.

Ensuite to Bedroom 3 – comprising shower cubicle, bath with shower over, pedestal basin and WC.

Family Shower Room (5.11 m<sup>2</sup>) comprising shower, WC, Bidet and two pedestal basins.

The magnificent staircase leads from the hall to the first floor. Door to roof solarium with stunning views

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|---|---|--|
| View Video Tour   | 4 bedrooms  | 3 bathrooms  |
| 193m <sup>2</sup> Build size                              | 2,000m <sup>2</sup> Plot size                           | <input checked="" type="checkbox"/> Swimming Pool      |
| <input checked="" type="checkbox"/> Hot Water Gas         | <input checked="" type="checkbox"/> Microwave           | <input checked="" type="checkbox"/> Washing Machine    |
| <input checked="" type="checkbox"/> Dishwasher            | <input checked="" type="checkbox"/> Oven                | <input checked="" type="checkbox"/> Security Bars      |
| <input checked="" type="checkbox"/> Private swimming pool | <input checked="" type="checkbox"/> Central heating gas | <input checked="" type="checkbox"/> Built in wardrobes |
| <input checked="" type="checkbox"/> Equipped kitchen      | <input checked="" type="checkbox"/> Tiled floors        | <input checked="" type="checkbox"/> Roof solarium      |
| <input checked="" type="checkbox"/> Attic                 | <input checked="" type="checkbox"/> Automatic gate      | <input checked="" type="checkbox"/> Extractor          |
| <input checked="" type="checkbox"/> Fans - Ceiling        | <input checked="" type="checkbox"/> Shower              | <input checked="" type="checkbox"/> Shower over Bath   |



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