

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

259,000€











Immaculate and well-maintained detached villa with 3 / 4 bedrooms, 3 bathrooms and swimming pool, set in a small development of luxury houses just outside the village of Campos del Rio.

Enhanced by an extended raised terrace accessed from the living area of the villa, impressive brick / concrete gazebo and pool house with fitted kitchen makes this property a beautiful home for permanent living or holidays. There are 2 floors to the property.

The first floor comprises large / kitchen living area, 2 bedrooms and 2 bathrooms (1 en-suite).

The basement comprises 1 bedroom, 1 bathroom and storeroom which could be used as a 4th bedroom or living area for a completely self-contained apartment.

Access to the property is via a remote-controlled vehicle gate to a car port, or a pedestrian gate with intercom access. The village is 3 kms from the property and offers 2 supermarkets, banks, doctor surgery, dentist, pharmacy, and a weekly market.

**Ground Floor** 

Comprises large open plan living area: -

Kitchen / Dining / Lounge (46.6 m2)

Kitchen comprises a range of floor and wall units, granite worktops. Appliances include oven, microwave, electric hob, extractor, fridge / freezer, bottle fridge and dishwasher.

Dining area - Large space with hot / cold air conditioning.

Lounge area is bright and airy and is fitted with hot / cold air conditioning.

Door to covered terrace (12.5m2)

Bedroom 1 (Master) – (16.25 m2) double room with fitted wardrobes, hot / cold air conditioning and ceiling fan with integral light.

En quita (E-15 m2) comprising large walk in chower, nedectal wash hand basin and WC

140m<sup>2</sup> Build size

Microwave

Dishwasher

Covered Patio

✓ Satellite Dish

✓ Irrigation system

Private swimming pool

## 4 bedrooms

4 2,000m<sup>2</sup> Plot size

✓ Fruit Trees

Landscaping

Exterior Lighting

 $\checkmark$ Terrace

Carport

✓ Garden shed

## 3 bathrooms

Swimming Pool

Washing Machine

Burglar Alarm

Gazebo

▼ Tumble Dryer

Outdoor kitchen

Garden lights