

## 3 bedroom Villa for sale in Molina de Segura, Murcia

650,000€



Detached designer villa for sale in the La Quinta Molina de Segura urbanization, on a private plot of 622 m2.

-The house is developed on the ground floor of 169.55m2 and semi-basement of 197.45m2, with a total constructed area of 367.00m2.

-The geometry of the house imitates the letter 'A' as the architect points out, this being the ideal way to implement the house on the plot to integrate all the exteriors of its perimeter into the interior of it. It also has a particular design on the facade, since a priority was to give privacy to its owners.

The ground floor is divided into a day or 'living' area and another night or 'private' area:












-Day area, the 'living' space where we find a 24.10m2 kitchen-dining room, connected the space to the living room-coffee area with views of the 37.30m2 pool, a staircase seen in a glass fish tank that leads to a multipurpose room of 65.30m2, a guest toilet of 3.00m2 and an office-bedroom of 13.40m2 with access to a terrace

-Night area, the 'private' space where we find a hall with views of the pool, a 12.05m2 bedroom with a 5.85m2 bathroom and a 15.10m2 en-suite bedroom with a bathroom, with the independent toilet measuring 7.00m2 and a dressing room. of 5.45m2

The semi-basement floor is distributed in complementary uses to the home. Garage area for 4 vehicles with the possibility of parallel parking 2 of them of 64.90m2, an installation or machine room of 8.10m2, a storage room/pantry of 7.75m2, a laundry-closet of 8.10m2 and a bathroom of 4.80 m2

The plot is divided into two areas and combined in two finishes: natural limestone pavement and artificial grass:

-South-East Terrace, where we find access to the plot, a 3.50x10.00m infinity pool with beach area, bench and a continuous depth of 1.25m, gardens and a seating area with outdoor sofas with chest awnings motorized 10.00m long

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|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  3 bedrooms                  |  3 bathrooms               |  367m <sup>2</sup> Build size |
|  622m <sup>2</sup> Plot size |  Swimming Pool             |  Garage                       |
|  Private Garden              |  Private Pool              |  Terrace                      |
|  Basement                    |  Air Conditioner Installed |                                                                                                                    |