






## 3 bedroom Villa for sale in Totana, Murcia

289,000€

FANTASTIC modern 92m2 villa on a private secure 501m2 plot, located in a very quiet residential area surrounded by unspoilt, tranquil countryside in Totana. This very well presented property has been carefully and tastefully decorated and is distributed over two floors. There are three bedrooms, two bathrooms, one being an en-suite, a fully fitted kitchen, utility area, large living room, A/C & central heating throughout, a porch, a garage, an upstairs terrace, a swimming pool and landscaped gardens. Access to the property leads into the entrance hall from which all the rooms on this floor lead off. The bright airy living room has large windows with views of the pool area. The separate kitchen has plenty of cupboard space and a granite work top. All the appliances are included. From the kitchen there is access to the side terrace where the gazebo is situated. There are also two very bright spacious bedrooms with built-in wardrobes and a bathroom on this floor with a shower. On the first floor there is the third bedroom which has a very large built-in wardrobe, nicely decorated, double glazed windows and it has its very own large en-suite bathroom. There is a terrace off here which has great views of the urbanization. This house has a very pleasant outdoor space and from here you can really appreciate the peace and tranquillity that the surrounding area has to offer. The property has its own large 9x5m2 private swimming pool, outside shower, and artificial grass has been laid. The rest of the exterior area is covered with a mix of ornamental gravel, trees, shrubs and tiled areas. The porch area is the perfect spot from where you can enjoy lunch, dinner, breakfast, enjoying the al fresco lifestyle beneath the gazebo. This is a great family home offering the best of both worlds; countryside and urban living due to its proximity to Totana. This villa is located in Residencial Espuña, Totana, a short drive from the town centre and 35 minutes from the coast of the Bay of Mazarrón. It also has the enviable Los Huertos site with its nineteenth-century houses surrounded by almond, orange and lemon trees that accompany us to La Santa, located close to the Sierra Espuña Regional Park and where the real treasure of Totana is; the Sanctuary of Santa Eulalia de Mérida, is found.

 3 bedrooms  
 501m<sup>2</sup> Plot size

 2 bathrooms  
 Swimming Pool

 92m<sup>2</sup> Build size



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