



## 4 bedroom Villa for sale in Cañada del Trigo, Alicante

325,000€

Sustainable villa with heated pool and guest casita – Cañada del Trigo (Murcia)

This spacious eco villa, built in 2010, has a total constructed area of 204 m<sup>2</sup>, including a separate casita/garage of 30 m<sup>2</sup>. The property sits on a 6,410 m<sup>2</sup> plot just outside the village of Cañada del Trigo, in the Murcia region.

This property is exclusively for sale with Ikzoekeenhuisinspanje.nl. This means it is only available through us and that all documents have been checked in advance and are either in order or can be made so.

The villa features a covered and heated swimming pool measuring 6 x 12 meters and benefits from a 4 kW solar energy system. This system provides hot water, central heating, and heats the pool – resulting in very low monthly costs.

### Layout

The main house includes a large living room, three bedrooms, and two bathrooms. The master bedroom has an en-suite bathroom and offers views of the surrounding landscape. All rooms are on one level, making the house suitable for individuals with limited mobility. An alarm system with cameras is installed.

The outdoor area is functional, but some sections would benefit from being re-paved or tiled to achieve a more polished finish.

### Location

Cañada del Trigo is a small village offering a tapas bar, church, park, and several wine bodegas. The nearby town of

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|-------------------------------|-------------------|------------------------------|
| 4 bedrooms                    | 2 bathrooms       | 204m <sup>2</sup> Build size |
| 6,410m <sup>2</sup> Plot size | Garage            | alarm                        |
| Airconditioning               | Inbouwkasten      | Zwembad                      |
| Tuin                          | Water aansluiting | Elektriciteit                |
| Horren                        | Winkels dichtbij  | Instapklaar                  |
| Rolluiken                     | Parkeerplaats     | Uitzicht op de bergen        |
| Rolstoel vriendelijk          |                   |                              |

