



## 3 bedroom Villa for sale in Yecla, Murcia

315,000€

Set on a 8,800 m<sup>2</sup> plot, this remarkable detached villa offers a total built area of 397 m<sup>2</sup> - 198 m<sup>2</sup> dedicated to the residence, 78 m<sup>2</sup> to the impressive pool, 71 m<sup>2</sup> to the garage, and 50 m<sup>2</sup> to the barbecue area every corner of this property is designed for enjoyment. The stunning 125,000-liter pool, lined with mosaic tiles and equipped with a full filtration system, is the perfect centerpiece for warm summer days. Inside, the home features 3 bedrooms with built-in wardrobes, 2 bathrooms (one with a shower and the other with a bathtub), a welcoming living-dining room with a fireplace, a solid oak kitchen, pantry, all from quality materials, and heated with central oil-fired heating. The separate barbecue area, complete with kitchen units and its own fireplace, invites gatherings all year round. A 25 m<sup>2</sup> porch and a spacious garage for up to 3 vehicles further enhance the property's functionality. Located in one of Yecla's most exclusive residential areas and just 2 km from the town center, the estate offers both convenience and tranquility. The fully fenced plot features rich, fertile soil and a very nice collection of fruit trees, including peach, olive, almond, apple, pear, and grapevines. Rarely you'll find houses of this size so close to the daily amenities. The property is connected to the mains electricity, and both drinking water and irrigation water - everything you need for comfortable country living. About the area: Yecla is a charming and historic town of app 35000 inhabitants, located in the region of Murcia. It is renowned for its award-winning wines, historical landmarks, and vibrant local culture. The surrounding natural landscapes of scenic mountains, vineyards and almond groves provide opportunities for outdoor activities, while the town itself offers all necessary services, including hospital, schools, shops, restaurants, and other services. With a friendly local community, lively markets, excellent gastronomy, and easy access to nature, Yecla is an ideal location for those seeking authentic Spanish lifestyle - just about an hour from the coast and Alicante airport. About us: We have a large portfolio of properties in the Costa Blanca and Costa Calida areas, specialising in country properties, villas, fincas, building plots and design and build options in the Alicante and Murcia regions with a particular emphasis on Yecla, Novelda, Elda, Monovar, Pinoso, Sax, Villena, Aspe, Fortuna, Jumilla, Abanilla, and many more surrounding areas. We have been established since 2004 and have decades of experience between the team which we bring to bear to help

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|-------------------------------|-----------------|------------------------------|
| 3 bedrooms                    | 2 bathrooms     | 397m <sup>2</sup> Build size |
| 8,800m <sup>2</sup> Plot size | Laundry Room    | Courtyard                    |
| Fenced plot                   | Fireplace       | Furnished                    |
| Garage                        | Internet        | Irrigation system            |
| Landscaped gardens            | Mains Electric  | Mains Water                  |
| Outbuildings                  | Security Grills | Septic Tank                  |
| Storage                       |                 |                              |