

## 4 bedroom Villa for sale in Avilese, Murcia

340,000€



Spacious Country Villa Within Walking Distance to Village Amenities This unique and spacious country villa offers the perfect blend of peaceful rural living and everyday convenience. Set amongst beautiful countryside with views and established orchards, the property enjoys the rare advantage of being within walking distance of a traditional Spanish village offering all amenities, including supermarkets, school, medical centre, cafés, and sports facilities. Built around 2008 and constructed to a high standard, the villa is generously proportioned and laid out entirely on one level, making it ideal as a family home, holiday retreat, or retirement property. The gated entrance opens onto a private driveway. To the left, there is a substantial concrete area which offers multiple possibilities (ideal for additional parking, recreational use, sports area, or potential construction of outbuildings (subject to permissions)). To the opposite side of the villa lies the extensive swimming pool and an impressive terrace area of approximately 300m<sup>2</sup>, surrounded by beautifully landscaped grounds (perfect for entertaining and enjoying outdoor living). The property is entered via the front terrace into a welcoming hallway. To the left is an expansive living and dining room, filled with natural light and enjoying views to the front of the property. This impressive space comfortably accommodates large gatherings and features a wood-burning stove, creating a cosy atmosphere in the cooler months. The whole house has fully integrated air conditioning throughout. To the right of the hallway is the bedroom wing: A single bedroom, currently used as an office. A small double bedroom, presently arranged as a children's room, with bed and ample storage. A further double bedroom with double bed, generous storage units, and views towards the terrace and pool. The spacious master bedroom with ensuite bathroom, complete with shower, WC and vanity unit, plus excellent storage space. Returning to the left of the hallway beyond the living room is the large fully fitted kitchen. This bright and well-appointed space features granite worktops, modern grey units, and ample room for a dining table and chairs. The kitchen overlooks the rear patio and offers plenty of space for family living. The kitchen leads to a separate utility room housing the washing machine, dryer, and boiler. From here, access is provided to a private interior courtyard (a charming sun trap ideal for outdoor dining, relaxation, or practical use). From the courtyard there are two additional

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|  4 bedrooms                    |  2 bathrooms                         |  130m <sup>2</sup> Build size |
|  4,300m <sup>2</sup> Plot size |  Swimming Pool                       |  furnished                    |
|  BBQ                           |  Laundry room                        |  Solarium: Yes                |
|  Garden                        |  Heating: Yes, Air Conditioning: Yes |  Patio                        |