

## 4 bedroom Villa for sale in Totana, Murcia



399,000€



Detached Luxury Villa of 332m<sup>2</sup> build on a large plot of in excess of 5,500m<sup>2</sup> 4 beds 3 baths with 10m x 5m private swimming pool mature landscaped garden stunning country and mountain views.

**GARDEN & GROUNDS:** The house sits on the high point of a generous plot in excess of 5,500m<sup>2</sup> which has been designed for minimum maintenance with all-round views to the Sierra Espuna national Park, the Carrascoy Mountains and the Guadalatin Valley. Accessed via electrically-operated security gates which have an external intercom connection to the house, the house and garden sit on a 3,000m<sup>2</sup> plot. The garden is stocked with an impressive collection of well-maintained shrubs and trees chosen for their suitability for the local climate, beautiful tubs and planters, plus a stunning swimming pool area that is perfect for socialising and relaxing. Upper and lower terraces provide a choice of calm locations for reading, unwinding, wining and dining, while the stone-walled central area offers an eye-catching selection of flowering shrubs. For those keen on self-sufficiency, there is a 2,500m<sup>2</sup> area stocked with an orchard of fruit trees and a vegetable plot for growing vegetables all year round.

**OUTDOOR LIVING:** With two large terraced areas, both equipped with barbecues and a choice of seating areas, this garden is perfect for relaxing or socialising. An ideal location in which to enjoy the exceptional surrounding views, or just cool down in the generously-proportioned 10m x 5m kidney-shaped swimming pool: this house is designed for outdoor living. The swimming pool is equipped with roman steps for ease of access, has a solar shower and is surrounded by a large terrace. The property benefits from a separate supply of irrigation water which provides an

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|---|---|--|
|  4 bedrooms |  3 bathrooms | <input checked="" type="checkbox"/> Air Conditioning       |
| <input checked="" type="checkbox"/> Alarm System  | <input checked="" type="checkbox"/> BBQ   | <input checked="" type="checkbox"/> Climate Control        |
| <input checked="" type="checkbox"/> Country/Mountain Views                                    | <input checked="" type="checkbox"/> Fenced Plot   | <input checked="" type="checkbox"/> Fitted Wardrobes       |
| <input checked="" type="checkbox"/> Good Motorway Access                                      | <input checked="" type="checkbox"/> Intercom  | <input checked="" type="checkbox"/> Internet Available     |
| <input checked="" type="checkbox"/> Log Burner/Fireplace                                      | <input checked="" type="checkbox"/> Mains Electricity   | <input checked="" type="checkbox"/> Mains Water            |
| <input checked="" type="checkbox"/> Mature Gardens  | <input checked="" type="checkbox"/> Near Amenities  | <input checked="" type="checkbox"/> Near Medical Centre    |
| <input checked="" type="checkbox"/> Near Schools  | <input checked="" type="checkbox"/> Outdoor Shower  | <input checked="" type="checkbox"/> Parking                |
| <input checked="" type="checkbox"/> Parking - Off Road  | <input checked="" type="checkbox"/> Pool - Private  | <input checked="" type="checkbox"/> Satellite TV Available |