

## 5 bedroom Country House for sale in El Canton, Murcia

**475,000€**



We are delighted to present this superb 308m<sup>2</sup> country house. It sits on a plot of 28,431m<sup>2</sup>, of which approximately 2,500m<sup>2</sup> has been fenced off for everyday living. The villa is situated on the outskirts of the small village of El Canton, right on the border between Murcia and Alicante. The villa is part of the province of Alicante!

If you are looking for peace and space, you will fall in love with this house. You enter a 52m<sup>2</sup> glazed veranda with views of the 8x4m swimming pool and the garden. Before you lies your 28,000m<sup>2</sup> plot and the mountains in the distance. From the veranda, you enter a small hallway leading to an office on the left (which could be converted into an extra bedroom) and a small bedroom on the right. Passing through this small hallway, you arrive in the 32m<sup>2</sup> dining room, which opens onto the beautiful fitted kitchen with a utility room at the rear. Before reaching the magnificent 65m<sup>2</sup> living room, you pass a lovely full bathroom with shower for the downstairs bedrooms. The living room is truly extraordinary! We'll leave it to you to imagine what you could do with this beautiful 13m x 5m room!

From the dining room, you go up to the first floor, where you'll find a small hallway leading to the 40m<sup>2</sup> master bedroom with an en-suite bathroom and a lovely large terrace offering beautiful views of your property. The small hallway also leads to a second bathroom on the first floor and two lovely bedrooms measuring 16 and 20m<sup>2</sup>.

From the kitchen, you step out into an internal courtyard, ideal for those sunny winter days! A 30m<sup>2</sup> glazed room could be converted into additional accommodation! From this courtyard, you enter a sort of cellar where the owners currently store their firewood and where the central heating tank is located. A large space spread over two floors offering plenty of possibilities.

The villa has running water, electricity, internet, satellite TV, an alarm system and central heating.

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|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  5 bedrooms                     |  3 bathrooms           |  308m <sup>2</sup> Build size |
|  28,431m <sup>2</sup> Plot size |  Swimming Pool         |  Terrace                      |
|  Utility room                   |  Central heating       |  Alarm system                 |
|  Fireplace                      |  Fast internet & phone |  Fenced plot                  |
|  Mains electric                 |  Mains water           |  Cess Pit / Septic Tank       |
|  Pool: Private                  |                                                                                                           |                                                                                                                    |