

## 2 bedroom Villa for sale in Campo de Golf, Murcia













264,995€

RESALE VILLA - A modern contemporary designed two-bedroom villa with high wooden ceilings, attractive low maintenance garden with private pool It has a large open plan lounge/dining room with windows both side allowing light to flood into the villa There is a bathroom with shower off the lounge and on the opposite side through sliding doors is the kitchen The large modern kitchen is very stylish and has good quality appliances fitted, and a door leading to a utility room Back in the main lounge area there are large tri-folding doors leading direct to the outside tiled terrace with seating area, sun loungers and a private pool The 2 bedrooms are located either side of the lounge area and accessed through large sliding doors, they both have fitted wardrobes and windows At the front of the villa there is another large seating area and carport with an electric entrance gate This villa is being sold furnished and ready to enjoy

**KEY FEATURES** 35m x 55m Pool Wooden Beamed Ceilings Fireplace Fully Fitted Kitchen Private Driveway with electric gate Gas central heating Hot and Cold air conditioning Outdoor Lights Outdoor water points Landscaped Garden

**LOCATION** - The villas are a 25 minutes drive from the new Murcia International Airport and just over an hour from Alicante airport Peraleja Golf is within 30 minutes from the lively cities of Murcia and Cartagena The popular Spanish town of Sucina, made famous by A Place in the Sun TV program, is only 5 minutes by car and offers a good choice of bars and restaurants, two supermarkets, chemist, doctors, ironmongers, all everyday amenities The tourist towns and beaches of Santiago de la Ribera, Lo Pagan and Los Alcazares are only 20 minutes away

**UPDATE** - Peraleja Golf Course, clubhouse and Piano Bar are currently closed, however it has been purchased by new investors and is on the pathway to a remarkable transformation, with renovations already underway on many of the unfinished properties The golf course is expected to be well on the way to recovery towards the end of 2025 and may be in a condition ready for play in the first part of 2026 The new owners are also in active discussions with a number of interested parties for the reopening of the Clubhouse and Piano Bar As part of the overall investment plan, the new owners now own much of the open area extending beyond the boundary of the golf course and are actively evaluating the opportunities for using that land as future recreational space This is a great opportunity to buy a fantastic golf villa

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|  2 bedrooms                  |  2 bathrooms           |  85m <sup>2</sup> Build size  |
|  300m <sup>2</sup> Plot size |  Laundry Room          |  Close to golf resort         |
|  Fitted Wardrobes            |  Log Burner/Fireplace  |  Multi-Lingual Reception Area |
|  On golf resort              |  Security Surveillance |  Walk-in Shower               |