





## 4 sovrum Villa till salu i Cañadas de San Pedro, Murcia

1.195.000€



We present to you a luxurious renovated villa of 325 square metres built, located on a plot of 400 square metres. This wonderful property is designed with high quality materials, such as natural travertine stone and oak parquet, giving it an elegant and sophisticated touch. The ground floor of this villa has a spacious entrance hall with double height, which leads to a dining room also with double height, creating a very spacious and bright atmosphere. Furthermore, on this floor we find 3 bedrooms, one of them en suite with bathroom and dressing room with two large wardrobes. There is also another complete bathroom, a fully fitted kitchen with Miele kitchen furniture and Bosch appliances, a wine cellar, a living room, a laundry room, an interior patio, a covered porch and an uncovered terrace area with a swimming pool and a jacuzzi bench to enjoy a moment of relaxation in the company of family and friends. The first floor of the villa has a bedroom, a complete bathroom with jacuzzi, a living room and two front terraces and a back terrace, all of them with stunning views of the landscape. Finally, the villa has a basement of 270 square metres, which has been tiled with porcelain stoneware and has a large parking area for 4 vehicles, a machine room with pool machinery, 500L DHW tanks and a 1000L tank for underfloor heating, a sauna installation for 2 people and a storage room under the access ramp. As for the heating and air conditioning systems, the property has a mixed system of underfloor heating and Fancoil for air conditioning, all controlled from the thermostats installed in each room and through the app on the mobile phone. For the heating system there are solar panels installed on the roof floor. A video intercom system has been installed for access to the property, controlled from devices in the kitchen and basement, and also from the app on the mobile phone. This property has an alarm system installed with volumetrics inside and perimeter barriers outside, all controllable from devices in the entrance hall and from the mobile app. It also has 4 real-time cameras installed. In short, this villa is an exceptional and unique property, designed to offer maximum comfort and luxury to its residents. If you are looking for a high quality property, do not hesitate to visit it, we are sure you will love it! Climate: The climate on the Costa Cálida, often considered the best in Europe, makes possible a very sociable and healthy outdoor lifestyle, marked by fantastic sports and leisure facilities, with exciting

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|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|  4 sovrum                      |  3 badrum |  325m <sup>2</sup> Bygg storlek |
|  400m <sup>2</sup> Tomtstorlek | <input checked="" type="checkbox"/> Simbassäng                                               | <input checked="" type="checkbox"/> Walking distance to beach                                                        |
| <input checked="" type="checkbox"/> Air conditioning                                                             | <input checked="" type="checkbox"/> Close to golf resort                                     | <input checked="" type="checkbox"/> Close to schools                                                                 |
| <input checked="" type="checkbox"/> Double glazing                                                               | <input checked="" type="checkbox"/> Walking Distance - Restaurant / Bar                      | <input checked="" type="checkbox"/> Walking distance to shops, restaurants, ...                                      |
| <input checked="" type="checkbox"/> Close to sports facilities                                                   | <input checked="" type="checkbox"/> Close to medical centre                                  | <input checked="" type="checkbox"/> Garage                                                                           |
| <input checked="" type="checkbox"/> Garage                                                                       | <input checked="" type="checkbox"/> Terrace                                                  | <input checked="" type="checkbox"/> Close To Town And Amenities                                                      |
| <input checked="" type="checkbox"/> Blinds                                                                       | <input checked="" type="checkbox"/> Covered Terrace                                          | <input checked="" type="checkbox"/> Large Terrace                                                                    |