

## 2 sovrum Villa till salu i Campo de Golf, Murcia

289.995€



RESALE VILLA - A modern contemporary designed two-bedroom villa with high wooden ceilings, attractive low maintenance gardens 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 third room perfect for a third bedroom, study/office or snug. Back in the main lounge area there are large new 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, individual air conditioning units and windows view pool views. The master bedroom leads to a new ensuite with walk-in shower. At the front of the villa there is another large seating area and carport with an electric entrance gate. The front of the villa is East facing whilst the pool area is south west facing with views to the golf course (which is currently being resurfaced).

**KEY FEATURES** 35m x 55m Private Pool Fully fitted kitchen New tri fold patio doors New ensuite New hot and cold air conditioning throughout Upgraded gas central heating New combi gas boiler Wooden beamed ceilings Feature log burner fireplace Outdoor lights Outdoor water points Landscaped garden Private driveway with electric gate

**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

-  2 sovrum
-  300m<sup>2</sup> Tomtstorlek
-  Landscaped Private Garden
-  Shed

-  2 badrum
-  Double Bedrooms: 3
-  Log Burner/Fireplace
-  Tennis Court

-  85m<sup>2</sup> Bygg storlek
-  Fitted Wardrobes
-  Private Swimming Pool
-  Walk-in Shower