









## 3 sovrum Villa till salu i Torre Pacheco, Murcia

327.000€



Ready to move into | 17 km from the sea | Separate dressing room | Roof terrace | Built in 2023 | ...This ready-to-move-in semi-detached house with 3 bedrooms and 2 bathrooms is situated in Roldán on the Costa Cálida (Murcia) and features a sunny solarium and private swimming pool, just 17 km from the beach. The property was built in 2023 and is in excellent condition, with modern finishes and a strong focus on comfort. Inside, you'll enjoy a light-filled living area with an open-plan kitchen, finished with high-quality materials and equipped with all modern conveniences. The roof terrace offers additional living space with a pergola and outdoor kitchen, ideal for long evenings under the Spanish sun. The private swimming pool with waterfall creates a relaxing atmosphere, whilst you also have practical storage space. INSIDE:- Built-up area: 85.11 m<sup>2</sup>- 3 bedrooms (currently 1 fitted out as a dressing room)- 2 bathrooms- Modern open-plan kitchen- Double glazing- Air conditioning (new)- Extra storage space- Built-in bathroom furniture- Video doorbell OUTSIDE:- Plot: 151.71 m<sup>2</sup>- Private swimming pool (2.5 x 5 m) with waterfall- Roof terrace with pergola and outdoor kitchen- East-south facing- Terrace- Parking space in front of the property ADDITIONAL INFORMATION:- Year of construction: 2023- Energy certificate: A- IBI: €278.92 per year- No communal charges- Rental possible (tourist licence to be applied for) SURROUNDINGS Roldán is a pleasantly quiet Spanish village in the municipality of Torre-Pacheco, in the province of Murcia on the Costa Cálida. Here you live in a residential area with a local character, away from the hustle and bustle of the coast, yet with everything within easy reach. For day-to-day living, the location is extremely convenient. Shops, supermarkets, restaurants and cafés are located approximately 1 km from the property. In Roldán itself, you'll find a selection of around 10 to 15 restaurants, bars and terraces. No mass tourism, but plenty of variety to live comfortably and enjoy Spanish life all year round. The location is a real asset. Within 15 to 20 minutes, you can be at the beaches of the Mar Menor and Los Alcázares. Cities such as Murcia and Cartagena are also easily accessible, as is Murcia Airport, making this location particularly attractive for both owner-occupation and rental. In terms of transport links, you're well catered for here too. The Balneario Mar Menor train station is about 4 km away, offering direct connections to Murcia and Cartagena, with further

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|--|--|---|
|  3 sovrum                      |  2 badrum       |  85m <sup>2</sup> Bygg storlek |
|  151m <sup>2</sup> Tomtstorlek |  85.00 net area |  151.00 land area              |
|  3 bedrooms                    |  2 bathrooms    |   |

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