













1256

Price: 220,000€



-  **Villa**
-  **Totana**
-  **4 Bedrooms**
-  **3 Bathrooms**
-  **210m² Build Size**
-  **3000m² Plot Size**
-  **Pool: Yes**
-  **Air conditioning: Yes**
-  **Parking: Yes**
-  **Beach: 45 Minutes**
-  **Shops: 15 Minutes**
-  **Airport: 60 Minutes**

REDUCED FROM €280,000

A beautiful 4 bedroom, 3 bathroom detached villa affording wonderful views of hills, the medieval town of Aledo and Totana, Murcia. With a private swimming pool, air-conditioning, central heating, underground garage and underground cinema room, all set within 3,000 square metres of land, viewing is highly recommended on this truly beautiful property in a fantastic location.

Nestled in the hills, the south facing property is entered via large metal gates with a driveway leading to a garage which is underneath the house.

On the ground floor you have a large entrance hall. There is one double bedroom which is ...



n-suite with a fully tiled shower room, and a second double bedroom. This is adjacent to the main bathroom which is fully tiled with large Jacuzzi bath. There is a fully fitted kitchen with space for a breakfast table.

Adjacent to the kitchen is a cosy dining room, which has been used on occasions as a fifth bedroom for guests. The lounge has air-conditioning and overlooks the pool. Sliding French doors lead on to the lovely pool area and garden with beautiful views towards Aledo and the hills. There is also a large terrace with huge, carefully designed BBQ.

Upstairs is a large double bedroom with en-suite bathroom and a single bedroom with fitted wardrobes. Also upstairs is nice sized veranda with stunning views used for sunbathing and relaxing. At basement level is the garage, and 'Cinema room' which is currently two tiers with two sofas, allowing loud volume film nights without disturbing the rest of the house.

Outside, the grounds are fully fenced and secure. The garden has many different trees, plants and shrubs. The pool pump is discreetly housed at the end of the garden. There is a large shed used for tools, pool and garden equipment.

The large piece of land above the house also belongs to the property and therefore will never be overlooked.

The property was designed and constructed in 2003-2005 by the vendor using a local architect. The owner has recently passed away hence the sale. The property does need some work to bring it back to a glorious villa. This includes some rendering on walls, gardening, painting and general DIY jobs around the house. The vendor was elderly and therefore was unable to do this. The fact this villa requires some work is clearly reflected in the low asking price.

Totana is a well connected municipality in the South-west of the Region of Murcia, 45km from the main capital City of Murcia and covering an area of 287.67 Km2 with around 30,000 inhabitants. Nestled at the foot of the Sierra Espuna, it includes flat agricultural plains and mountainous pine clad forests within its borders, creating a variety of natural resources which all contribute to the local economy, and falls within the area known as the Comarca del Bajo Guadalentin.

Totana has an important ceramic tradition, with Alfareros, or potters around the town, and has a strong agricultural base, an established livestock production industry, extensive vineyards producing table grapes and a good deal of salad and vegetable cultivation.

Totana is in the south-west area of Murcia, 40 minutes from the capital City of Murcia, 30-40 minutes from the San Javier airport and about 1.15 minutes from Alicante airport. It is 30km from the coast and the beaches of Mazarrón. At the foot of the Sierra Espuna, it is in the heart of the Guadalentin valley, and well connected, both by road and rail.



**Puerto de Mazarron Office: +34 968 153 787**

**Mazarron Office: +34 968 974 918**

**Web: [www.villaquest.co.uk](http://www.villaquest.co.uk)**

**Email: [info@villaquest.co.uk](mailto:info@villaquest.co.uk)**