













1288

Price: 329,950€



-  **Villa**
-  **Totana**
-  **5 Bedrooms**
-  **3 Bathrooms**
-  **200m² Build Size**
-  **2500m² Plot Size**
-  **Pool: Yes**
-  **Air conditioning: Yes**
-  **Parking: Yes**
-  **Beach: 30 Minutes**
-  **Shops: 5 Minutes**
-  **Airport: 60 Minutes**

A stunning, detached villa, over two levels, with 5 bedrooms and 3 bathrooms, private swimming pool, air-conditioning, heating and many more extras. On a plot of 2,500 sqm, close to the canal in Totana with wonderful views to the Sierra Espuna mountains and Aledo. Constructed in 2006 by the current owner, this beautiful villa is a must see!

Situated just a few minutes walk from the canal, the property is enter via electric gates in to the grounds. Through the vestibule is the lounge which has ducted hot and cold air-conditioning and quality furnishings. Opposite the lounge is the spacious kitchen and dining room with marble work surfa...



es, built in oven and microwave, light wood upper and lower units, and comes complete with all white goods and furnishings. From the dining room you can access the glass conservatory that leads out to the pool area and garden which offers plenty of shade with a large gazebo and pergola.

You have two double bedrooms and a bathroom downstairs. The bedrooms have dual air-conditioning and fitted wardrobes. One bedroom is currently used as an office, and next to this is a utility room which could easily be converted into an en-suite bathroom if one wished. The bathroom has an enclosed shower unit, hand basin with vanity unit and W/C. Upstairs, you have a further three bedrooms and two bathrooms. All the bedrooms have balconies with lovely views to the mountains and Countryside. The master bedroom, like all the bedrooms, has dual air-conditioning and a large walk in wardrobe. The en-suite bathroom has a bath with overhead shower, hand basin, bidet and W/C. The third bathroom has an enclosed shower unit, hand basin, bidet and W/C.

Outside, the south facing garden has many plants, trees and shrubs. The large 12.5 x 8 metre swimming pool with Roman steps is the ideal place to relax and cool down. There is plenty of seating and dining areas for that 'Al Fresco' experience and plenty of shaded areas. The garden and property is fully fenced and very private. There is also a shed in the rear garden. The property has a generous build size of 200 sqm. All white goods are included but furnishings are negotiable. This is a wonderful property in a lovely location with the centre of Totana just a 5 minute drive away. The property has been constructed using top quality materials throughout with touches of marble been utilised in the kitchen and stairs.

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 Km<sup>2</sup> 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.



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