











1153

Price: 359,999€



-  **Country House**
-  **Totana**
-  **7 Bedrooms**
-  **4 Bathrooms**
-  **255m² Build Size**
-  **5000m² Plot Size**
-  **Pool: Yes**
-  **Parking: Yes**
-  **Beach: 30 Minutes**
-  **Shops: 10 Minutes**

SOLD

****REDUCED FROM 450,000€**** A stunning 7 bedroom, 4 bathroom detached Country villa affording wonderful views in Totana, Murcia. With a large 10 x 5 private swimming pool, under floor heating, air-conditioning, electric fireplace, double garage and summer house, all set within 5,000 square metres of land. Viewing is highly recommended on this truly beautiful property in a fantastic location.

Nestled in the hills, close to the canal in Totana, the south facing property is entered via electric gates with a driveway leading to the double garage which is underneath the house. Steps either side of the house lead to a nice veranda...



with awnings looking out to the hills. The lounge has air-conditioning and an electric fireplace. Sliding French doors lead on to the lovely pool area and summer house. Across the hallway, which has access to the garage, is the kitchen and dining area. The fully fitted kitchen is tastefully done with granite worktops and comes complete with all white goods. There is a large dining room next to the kitchen, perfect for entertaining.

You have one double bedroom which is en-suite with a fully tiled shower room downstairs, upstairs are a further four double bedrooms, some en-suite and all with under floor heating. Two of the bedrooms have balconies with lovely views. All the bathrooms have under floor heating. All the bathrooms are fully tiled, some with a bath and shower.

Outside, the grounds are fully fenced and secure. The large summer house or annex has an open plan lounge and kitchen on the first floor with hot and cold air-conditioning. Downstairs, we have 2 bedrooms and a large bathroom with enclosed shower, sink, bidet and W.C. By the summer house is the swimming pool with Roman steps and an enclosed shower. The beautifully maintain garden has many different trees, plants and shrubs. The pool pump is discreetly housed in the concrete shed.

The property is being sold part furnished and with all white goods. It has a living space of over 250 square metres and was constructed in 2008 by the current owner. It has under floor heating throughout and the main house is fully air-conditioned on the ground level. Only top quality materials and furnishings have been used in the construction of this great Country villa.

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 Espuña, it is in the heart of the Guadalentin valley, and well connected, both by road and rail.



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