













1389

Price: 149,950€



-  **Finca**
-  **Totana**
-  **3 Bedrooms**
-  **2 Bathrooms**
-  **160m² Build Size**
-  **10000m² Plot Size**
-  **Pool: Yes**
-  **Air conditioning: Yes**
-  **Parking: Yes**
-  **Beach: 30 Minutes**
-  **Shops: 15 Minutes**
-  **Airport: 45 Minutes**

This is a great opportunity to own a 3 bedroom villa which has been converted from an 80sqm almacen and extended to create a spacious dwelling of 160sqm, set amid a gated plot of 10,000sqm with private pool.

Located in Raiguero, between the popular village of El Pareton and the town of Totana, this property has excellent access roads.

The main entrance to the property leads to a large fully fitted modern kitchen/diner and "snug" with L shaped sofa. This leads then to a hallway. The first room from the hallway is currently a study / office area, however this was previously a bedroom and can be used again as a 4th bedroom. This rooms op...



ns up with double glass doors into the large spacious lounge with log burner and double wooden doors to the verandah at the front of the property. An archway from the lounge takes you to the master bedroom, complete with fitted wardrobes and new AC inverter unit.

Following the hallway from the bedroom there is a large family bathroom with bath and separate shower, another double bedroom with en-suite bathroom, a utility room with access to the rear garden and a 3rd double bedroom. The hallway loops around bring you back to the kitchen.

All windows thoroughout benefit flyscreens, and the property has mains water and electricity.

Outside, there is a sheltered verandah covered in fragrant shrubs, outside furniture, bar area and gated private pool.

Behind the pool area, there are 2 adjoining log cabins, sized at approx. 60sqm. These are currently being used as a workshop but can easily be converted into extra living space as there is electricity, water and wifi here. There is no shortage of storage with 2 concrete sheds and a full attic which is the full length of the property.

There are many aspects to the outside, including vegetable garden, gravelled to the rear, and car port for 2 cars, and the panaromic mountain views are second to none.

The nearest town of 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 and just 30 minutes from the new international airport at Corvera which opened in January 2019, and about 70 minutes from Alicante airport. It is 30km from the coast and the beaches of Mazarrón and Bolnuevo. At the foot of the Sierra Espuna, it is in the heart of the Guadalentin valley, and well connected, both by road and rail.