











1175

Price: 199,955€



-  **Country House**
-  **Totana**
-  **3 Bedrooms**
-  **2 Bathrooms**
-  **160m² Build Size**
-  **29100m² Plot Size**
-  **Pool: Yes**
-  **Parking: Yes**
-  **Beach: 30 Minutes**
-  **Shops: 10 Minutes**

SOLD SUBJECT TO CONTRACT

**** JUST REDUCED BY €30,000 ****

A wonderful country house located near Totana in Murcia. With 3 bedrooms and 2 bathrooms, private swimming pool, double garage, large rustic kitchen and fantastic mountain views on 29,100 square metres of land, this property is essential viewing. Being sold fully furnished and with all white goods.

You enter the property via electric sliding gates with a car port next to the entrance. Upon entering the property, you have the hallway with access to all rooms. The comfortable lounge is light and airy with heating and dual air-conditioning. Double doors open out to the dining ro...



m and there are sliding glass doors that lead to a small conservatory as well. Also, from the lounge you have stairs which lead up to a small room and access to the large solarium with fantastic views.

The separate kitchen has granite worktops and light wood upper and lower units. You have a built in oven and microwave, gas hob, extractor fan and dishwasher. The kitchen door leads out to the back terrace. There are three bedrooms, two doubles and one single, all with air-conditioning, fitted wardrobes and heating. The master bedroom has an en-suite shower room. Adjacent to the bedrooms is the fully tiled family bathroom with bath and overhead shower. The double garage is situated under the house, with a storage room just off the garage and stairs leading up to the hallway.

The 8 x 4 swimming pool has Roman steps, pool cover and a sliding cover which affords all year round swimming. The garden is mainly gravelled and other areas tiled. There are a few olive trees, plants and shrubs dotted around the garden. The land, of which 1,500 square metres is fenced to the villa, the rest is currently looked after by a local farmer. The property is south facing and has a living space of 160 square metres.

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 60 minutes from Alicante airport. It is 30km from the coast and the beaches of Mazarron. At the foot of the Sierra Espuna, it is in the heart of the Guadalentin valley, and well connected, both by road and rail.

It borders with Mula to the north, Alhama de Murcia to the east, Mazarron and Lorca to the south and Aledo to the west.

****ABSOLUTE BARGAIN****