



**Property type :** Villa

**Location :** Canada de la Lena

**Area :** Murcia

**Bedrooms :** 3

**Bathrooms :** 2

**Year built :** 2021

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Garage

**House area :** 150 m<sup>2</sup>

**Plot area :** 5000 m<sup>2</sup>

**Airport :** 45 mins

**Beach :** 45 mins

**City :** 10 mins

**Golf :** 30 mins

- |                                       |                          |                    |
|---------------------------------------|--------------------------|--------------------|
| ✓ Mains Electric                      | ✓ Mains Water            | ✓ Air Conditioning |
| ✓ Electric Gates                      | ✓ Solar Power            | ✓ Double Glazing   |
| ✓ Walking Distance - Restaurant / Bar | ✓ Fenced Plot            | ✓ Alarm System     |
| ✓ Garage                              | ✓ Terrace                | ✓ White Goods      |
| ✓ Not Furnished - By Negotiation      | ✓ Cess Pit / Septic Tank |                    |

This villa is only 2 years old, and benefits from many extras (see Tab "Extras").

Just on the outskirts of a small village with a good bar/restaurant and all other amenities.  
5 minutes' drive to town of Alguena which has a Sunday Market along with all shops open until 2pm (eg Supermarkets, Pharmacy, Tabac Shop, Hardware etc)

10 minutes' drive to the popular town of Pinoso where you will find everything from restaurants and bars to banks, supermarkets and many more.

The house site is on a manageable plot of just over 5000 m2 which is all fenced.

There is an 8m x 4m Swimming Pool with a Salt Water System, an Outside Shower, Toilet/Changing Room and also Pool Equipment Room adjacent to the pool area which is fully tiled and has the gabions rock cages around for privacy and wind shelter.

You enter the house via a large hallway with sliding doors that lead to the large lounge / kitchen /diner which is open plan, and includes all white goods. There are large patio doors to two sides each with individual electric shutters and a terrace with glass balustrade panels to the front. and views of the pool area to the side.

Along the hallway is a large family bathroom with his and her sinks and plenty of storage space. Next you arrive at the bedrooms, two good sized doubles and a huge master bedroom with fully fitted wardrobes, plus a large en suite bathroom.

The house has electric shutters throughout, integral ducted hot and cold air conditioning.  
Back outside you will find a large double garage  
This house is ready to move into now and is like new, viewing highly recommended.  
See "Extras" tab for all included added items, which are generally excluded in New Builds.  
Watch the video link above for a walk through.

Mosquiteras (Fly screens)

Electric Shutters (Patios Doors have pair each set, operate individually, Good for sun shade)

Voile Curtains

Integral Ducted Hot and Cold Air Conditioning.

TV Aerial Cable ducted to each room

Router Cable ducted to each room

White Goods (Oven, Hob, Combi Microwave, Dishwasher, Fridge/Freezer, Washing Machine.

Kitchen Fully Fitted Quality Units

South African Granite Worktops

Bathroom Vanity Units & Illuminated Mirrors

Utility Units in Main Bathroom.

Fitted Wardrobes to Master Bedroom

Downlighters to all Rooms

Electric Main Gate - Pedestrian Gate

Tiled Terrace around Complete Property

Gabion Stone Wall for Privacy / Windbreak

Salt Pool - Automatic Chlorination & PH Balance

Glass Balustrades to Porch Sitting Area

Planting:- Oleanders (with irrigation), Bougainvillea to Gabions, Olive Trees, Pine Trees

Gravel to whole plot

Police SISPOL Emergency Response (with precise location)

Utilities - Fibre Broadband, Mains Electric, Mains Water, Septic Tank/Cesspit.

Post Boxes

Note - Furniture is not included in the sale of property.

Note 2 - Included, usually part of new build - Double Glazed Aluminium Windows & Patio Doors