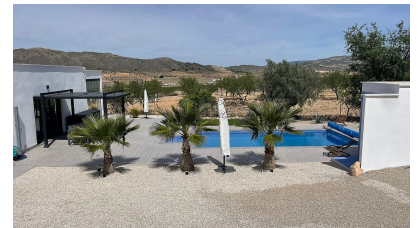


## Almost new 3/4 Bed Villa with pool, double garage and storage

Ref: IVD13727

**Price**  
**389,950€**



**Property type :** Villa

**Location :** Canada de la Lena

**Area :** Murcia

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Countryside views

**Parking :** Garage

**House area :** 240 m<sup>2</sup>

**Plot area :** 5200 m<sup>2</sup>

**Airport :** 50 mins

**Beach :** 45 mins

**City :** 20 mins

**Golf :** 20 mins

- ✓ Fast Internet & Phone
- ✓ Air Conditioning
- ✓ Double Glazing
- ✓ Alarm System
- ✓ Terrace
- ✓ Cess Pit / Septic Tank

- ✓ Mains Electric
- ✓ Electric Gates
- ✓ Fenced Plot
- ✓ Garage
- ✓ White Goods

- ✓ Mains Water
- ✓ Solar Power
- ✓ Annexe / Guest House
- ✓ Basement
- ✓ Not Furnished - By Negotiation

We are proud to offer this almost new villa in Cañada de la Leña, built in 2021.

It's a large 3 bed, 2 bath house, with an extra room built, providing for a great hobby room or guest room, as this also has the third bathroom (en-suite), as it has its own entrance.

The house is modern and spacious, and includes a modern open plan living room and kitchen, with an island, ideal for extra preparation room, or breakfast bar.

All the house benefits from central air conditioning, custom designed and build cupboards, modern doors and windows with electric shutters. Some features of the house are also controlled by an app (shutters, lights, garage doors etc), and the house has an automatic irrigation system. All windows have mosquito nets to them, and there is a large on-grid solar system on the roof, significantly reducing the electricity bill.

To the front of the house, is a large porch area, and this has "glass curtains" to it, providing a space that is very connected to the outside nature, whilst staying warm in the winter, and these curtains can be withdrawn in the summer to allow for the breeze to keep you cool. To the other side, near the kitchen, is a large 3x4m pergola with solid roof, making an ideal outside eating area/relaxing area, whilst overlooking the pool. The pool has its own pump/equipment room and WC.

The house is also protected by a state of the art alarm and camera system, in case you want to use the house as a holiday home.

