

## Fristående villa till salu i Lorca

430 000 €

Referens: AC10866 Sovrum: 3 Badrum: 3 Komplott: 5 380m<sup>2</sup> Bygga: 405m<sup>2</sup>



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## Alto Guadalentín, Lorca

It is our pleasure to introduce a new tropical haven for sale, close to the town of Estacion, Puerto Lumbreras, Lorca, Spain. This property boasts land of 5380m<sup>2</sup>, fully landscaped-with quite stunning established tropical gardens- the exquisite 3 double bedroom villa sits centrally in fully enclosed grounds. The beautiful gardens offer several different areas- there's an English Rose Garden to the west in front of the side terrace, several fully grown palms, fruit trees- including figs, olives, almonds, orange and lemons. The current owner has replaced and upgraded the gardens to be laid with a comprehensive irrigation system-including filters. The drive way opens up to the property grandly, with sweeping entrances to each side and a circle landscaped centre point guiding you to the property. Key features- \* Large swimming pool approximately 5m x 13m with half circle steps, with large surrounding landscaped terraces. The surrounding planting is purely beautiful with Birds of Paradise beds and many established palms. \* All external windows are UVPC, with fitted regas, whilst the internal doors are solid wood. \* 2 double bedrooms on the ground floor- one with a large ensuite with corner bath and dressing area. All bedrooms have radiators, with the ground floor having ceiling fans too. The 3rd bedroom is on the 1st floor- and is large enough to convert to 2 double bedrooms. There is also a bathroom on the first floor with a newly fitted walk-in shower, wall mounted heater. \* A pool house- currently arranged with a built-in bar, open plan living space, and separate kitchen and bathroom. The separate bathroom is fully tiled and offers a large walk-in shower. This is fully covered with fly-frees. This area could easily be adapted to offer a self-contained living house or enjoyed as a fabulous outside entertainment area. + The current owner has had 2 large water storage tanks fitted- both supplying 5,000 litres of water each. \* Large separate garage- with power and windows to the side. \* There are various terraces around the property- one is west facing-partly covered in front of the Rose Garden, another to the east- with views to the rear garden, 1st floor terrace with panoramic views, then of course the rear garden terraces that have been beautifully landscaped with tropical plants. There are fitted external lighting so you can continue to enjoy al fresco dining after dusk. \* Modern fully fitted kitchen/diner with utility and another terrace which is east facing. The kitchen is fully fitted with floor and wall cupboards and boasts a newly fitted butlers sink with drainage. Included are the hob and oven. There is also a good size utility room with plumbing for washing machine and dish washers- the house water filter system is here too. \* There is an inviting entrance room, which leads to the large lounge/diner. Here we have a log burner, windows to the west terrace, and also French doors leading to the terrace. This property is only a short walk in to the local town of Estacion, where you will find all your amenities. Lorca and its shopping centre is only a 10 minute drive too. The popular coastal town of Aguilas is only a short drive 20-30 minutes. Important notes- The property is sold part furnished. The home is on mains electric, water and sewage. The property has oil central heating, with wall fitted oil radiators. There is a comprehensive security alarm installed-also covering the enclosed gardens.

## Funktioner:

Förvarings rum