



## Villa for sale in Totana

399,895 €

Reference: AC12574 Bedrooms: 4 Bathrooms: 3 Plot Size: 5,500m<sup>2</sup> Build Size: 220m<sup>2</sup>







## Bajo Guadalentín, Totana

This amazing detached 4 bedroom, 3 bathroom Villa sits atop a 5,500m<sup>2</sup> plot with panoramic views including the nearby Sierra Espuna National Park. Designed and built for comfortable, luxury living, it has a large 10m x 5m swimming pool, outside terraces, an enclosed terraced area and a well-stocked, irrigated garden. The property is now fully powered by solar, taking care of all water and heating systems which long term will see all energy bills reduced to nearly nothing. A state-of-the-art Daikin air-conditioning system provides full hot and cold temperature control throughout, while the solar powered hot water system and double-brick, fully insulated walls minimise the energy bills. All the double-glazed windows and doors are made to the highest specifications, manufactured to maximise safety and security and were imported from Germany. This removes the need for the visually unappealing metal 'rejas' which cover the windows on most Spanish homes. The property is extremely secure as the whole plot is fenced, entry is via automatic security gates and the house is fully alarmed with sensor security lights. Viewing is highly recommended on this stunning family home!

**GARDEN & GROUNDS:** The house sits on the high point of a generous plot in excess of 5,500m<sup>2</sup> which has been designed for minimum maintenance with all-round views to the Sierra Espuna national Park, the Carrascoy Mountains and the Guadalentín Valley. Accessed via electrically-operated security gates which have an external intercom connection to the house, the house and garden sit on a 3,000m<sup>2</sup> plot. The garden is stocked with an impressive collection of well-maintained shrubs and trees chosen for their suitability for the local climate, beautiful tubs and planters, plus a stunning swimming pool area that is perfect for socialising and relaxing. Upper and lower terraces provide a choice of calm locations for reading, unwinding, dining and relaxing, while the stone-walled central area offers an eye-catching selection of flowering shrubs. For those keen on self-sufficiency, there is a 2,500m<sup>2</sup> area stocked with an orchard of fruit trees and a vegetable plot for growing vegetables all year round.

**OUTDOOR LIVING:** With two large, terraced areas, both equipped with barbecues and a choice of seating areas, this garden is perfect for relaxing or socialising. An ideal location in which to enjoy the exceptional surrounding views, or just cool down in the generously-proportioned 10m x 5m kidney-shaped swimming pool: this house is designed for outdoor living. The swimming pool is equipped with roman steps for ease of access, has a solar shower and is surrounded by a large terrace. The property benefits from a separate supply of irrigation water which provides an inexpensive way to water the garden and top up the swimming pool. Solar panels generate some of the electricity needed at the property, thereby minimising the utility bills and, if you like a project, there is a 150m<sup>2</sup> under-build with power and water. Currently used for car parking and storage, it would lend itself to conversion to additional living space such as a separate 'Granny' annex.

**LIVING SPACE:** There are two separate entrances at the front of the property with the main entrance leading into a hallway which divides the property into sleeping areas on the left and living areas on the right including the lounge, sun lounge, kitchen, utility room, cloakroom and a separate 'quiet' lounge area in the room that was originally destined to be bedroom 4.

**Main Lounge:** The double-height ceiling gives the main lounge a striking 'wow' factor and helps prevent overheating during the hot summers, while comfort in winter is maintained by the feature, built-in, log burner stove. Double-glazed doors lead from the lounge to the sun lounge and large terrace creating an attractive link between indoor and outdoor space. Two decorative stained glass windows make an attractive feature overlooking the rear terrace while two large high windows bathe the lounge in natural light. There is an excellent internet connection throughout the house plus satellite TV.

**Sun Lounge:** The sun lounge is extraordinary with retractable glass curtain walls all-round, enabling the sun lounge to function as a fabulous, high-quality, additional outdoor living space that offers views of the Sierra Espuna Regional Park mountains for most of the year. The sun lounge leads out to the large rear terrace and barbecue area which enjoys the same stunning views. However, during winter with the glass panels in place, the sun lounge provides a warm haven to maximise both the benefits of the winter sunshine and the enjoyment of the views. Ideal in winter for enjoying a morning coffee, a leisurely lunch, afternoon tea or an early evening drink in the sun without having to wrap up outdoors.

**Kitchen:** The fabulous family-sized kitchen is one in which any serious cook would feel at home. More than ample numbers of high-quality wall and base units have been carefully fitted and offset by the contrasting genuine marble worktops. There is a glorious, fitted, granite, double butler sinks and anyone preparing food in the kitchen would enjoy the views of the swimming pool and



terrace views. In many ways, it is like a modern version of the old farmhouse kitchen with plenty of space for a full size dining table and chairs but with modern appliances including a built-in halogen hob and extractor unit, electric oven, and large fridge/freezer. Double glass sliding doors help brighten the room with natural light and offer convenient access to the outside terrace. Utility Room: The Utility Room has plumbing in place for a washing machine, sufficient space for additional appliances such as extra fridges or freezers, plus a fitted sink unit and granite worktops. Cloakroom: The half-tiled cloakroom has a WC and basin. Quiet Lounge - Bedroom 4: Suitable for use as an additional lounge area, home office, music room, reading room or as a fourth bedroom. It has its own separate door to the front of the property with access to the pool area, large window overlooking the rear terrace and fitted wardrobes. It could function well as a guest bedroom for guests who wish to come and go as they please. The room has hot and cold air-conditioning. SLEEPING QUARTERS: With the exception of Bedroom 4 and the downstairs cloakroom, all sleeping quarters and bathrooms are located off the left hand side of the hallway as you enter the main door. Bedroom 1: Good size double bedroom with fully-fitted wardrobes offering hanging space for clothes and pre-fitted with drawers, window, ceiling light/fan, hot and cold air-conditioning. Bedroom 2: Good size twin/double bedroom with fully-fitted wardrobes offering hanging space for clothes and pre-fitted with drawers, window, ceiling light/fan, hot and cold air-conditioning. Family Bathroom: Family bathroom that is fully tiled with wash basin, W.C. double size walk-in shower with privacy glass. Master Bedroom: A large, spacious, impressive, grand double bedroom with ceiling light/fan, dual aspect windows and en-suite bathroom. Wardrobes and dressing table unit are built-in and cleverly conceal the television. Hot and cold air-conditioning. En-suite Bathroom: A fully tiled, spacious en-suite bathroom featuring a corner bath with shower attachment, bidet, W/C and wash hand basin. 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 Km<sup>2</sup> 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.