



**Property type :** Villa

**Location :** Abanilla

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Parking :** Driveway

**House area :** 118 m<sup>2</sup>

**Plot area :** 1300 m<sup>2</sup>

- ✓ Mains Electric
- ✓ Air Conditioning
- ✓ Alarm System

- ✓ Mains Water
- ✓ Electric Gates

- ✓ Central Heating
- ✓ Double Glazing

This villa is located in Abanilla, 10 minutes from Fortuna, 15 minutes from Pinoso and its many shops and restaurants and 20 minutes from Murcia and its shopping centres. The villa measures 118m<sup>2</sup> and comprises a covered terrace, a large living/dining room with pellet stove, a spacious fitted kitchen, 3 bedrooms and 2 bathrooms. The master bedroom has an en-suite bathroom. From the kitchen, a door leads to the rear of the house, where there is a small storage room with a washing machine and tumble dryer. The pellet stove in the living room is also connected to the radiators and serves as central heating throughout the house. Each room has air conditioning (hot/cold) and a fan. The villa has mains water, mains electricity and solar panels, fibre-optic internet access and an alarm. The 1,300 m<sup>2</sup> plot is fully fenced, which is ideal if you have pets. There is an electric gate and a pedestrian gate to the side. On the plot, in addition to the villa, there is a 10x5m swimming pool with heat pump, 2 carports (one for a mobile home) and a large wooden terrace where you can enjoy the lovely summer evenings. The plot is low-maintenance and can be further landscaped to suit your tastes. If you don't want to go too far for a drink or a bite to eat, you can walk to the local and popular bar/restaurant. A must-see property not to be missed!