



## Villa in Cañada de la Leña - New build

Ref: AMAM-VILLASALADA

**Price**  
**€319,000**



**Property type :** Villa

**Parking :** Garage

**House area :** 202 m<sup>2</sup>

**Location :** Cañada de la Leña

**Plot area :** 5100 m<sup>2</sup>

**Bedrooms : 3**

**Bathrooms : 2**

✓ Mains Electric

✓ Mains Water

- ✓ Pre-installation for Air Conditioning

✓ Fenced Plot

- ✓ Terrace

✓ White Goods

This newly constructed villa, located in the picturesque Cañada de la Leña, offers breathtaking panoramic mountain views. Designed with a modern aesthetic, this brand new villa spans a total built area of 202 square meters and features a spacious garage and pool.□□

3 Bedrooms: Including a master bedroom with an en-suite bathroom. 2 Bathrooms: One of which is an en-suite. Complete bathrooms with toilet, bathroom cabinet with mirror, taps and shower screen. Large Living Room: Perfect for relaxation and entertaining. Kitchen: Equipped with two large sliding doors that open up to the dining area. Complete kitchen with all kitchen furniture. Sink and faucets. Appliances not included. Silestone Countertop: With backsplash and an under-counter sink with drainer. 2 Terraces: Providing ample outdoor space to enjoy the scenic surroundings. Swimming pool with outdoor shower and terrace. Drinking water and electricity. Electric Water Heater: 80 liters capacity. Solar Panel: With a 150-liter accumulator for hot water. Individual Wastewater Treatment System. Perimeter Fencing: With galvanized posts and mesh at a height of 1.5 meters, and a motorized sliding gate for vehicles. Pre-installation for A/C: Duct system. Garage: Accommodates 2 vehicles, equipped with a motorized door.

Situated close to Pinoso. The villa enjoys an excellent location with very good road connections.&nbsp;     
This villa is perfect for those seeking a modern home with stunning views and excellent amenities in a serene and well-connected location.