

## Beautiful villa with swimming pool

Ref: GM2465

**Price**  
**€299,900**



**Property type :** Villa

**Location :** Abanilla

**Area :** Murcia

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Countryside views

**Parking :** Driveway

**House area :** 160 m<sup>2</sup>

**Plot area :** 2795 m<sup>2</sup>

**Airport :** 40 mins

**Beach :** 40 mins

**City :** 5 mins

**Golf :** 30 mins

- ✓ Fast Internet & Phone
- ✓ Air Conditioning
- ✓ Utility Room
- ✓ Cess Pit / Septic Tank

- ✓ Mains Electric
- ✓ Fireplace - Log Burner
- ✓ Terrace

- ✓ Mains Water
- ✓ Barbecue
- ✓ White Goods

This is a very well finished villa located in a rural location with stunning 360 degree views! If you are looking for low maintenance property that is well finished then this is the villa for you. The villa offers 3 bedrooms and 3 bathrooms on a fenced and gated plot. The master bedroom is large with a separate dressing room and ensuite bathroom. The hallway is also large enough to create or accommodate an office area. The kitchen is well finished with a large utility and dispenser. Outside the plot is divided into two parts. One half is mono blocked creating a lovely low maintenance area within which there is an outside kitchen, BBQ, bread/pizza oven and covered setting area. The garden is planted with mature trees and plants and surround a lovely swimming pool with slide. There is also ornate garden lights scattered around the grounds. The house is well finished with lots of extras such as ducted Air Con unit, wired for central music system around the house, electric radiators, glazed porch, ceiling fans, security grills, dressing rooms, utility rooms with all the white goods, etc.

Abanilla is a typical inland Murcia town, which sits beneath the mountain El Zulum and enjoys views across the fertile landscape towards the Sierra de la Pila National Park.

The town is a labyrinth of narrow streets connecting to the picturesque squares with their fountains and monuments. Built on the lower slopes of the El Zulum, some of the streets are so steep that they become flights of steps. The central architecture is traditional, if often surprisingly recent. The palace, the church, and the council offices are all fine historic buildings.

Abanilla is located about 1 hour 15 minutes' drive inland to the west of Alicante airport and is about 1 hour 30 minutes' drive from Murcia San Javier airport. The capital city of Murcia is around 35 kilometres in distance. The surrounding area to Abanilla is very fertile, with many fruit and nut trees, as well as a plethora of market gardens providing fresh and healthy produce.

The landscape is typified by a strange landscape of low earth cliffs and deep ravines filled with citrus trees, the town has good sports facilities for tennis and football, and the many kilometres of quiet country roads are ideal for the long distance runner and adventurous cyclist alike.

There are many walks from the town itself, and if you feel like a challenge, try the ascent of El Zulum, a tough climb, which in the heart of winter often boasts a snowy peak.

Abanilla is home to typical rustic cuisine of stews and meat based dishes, always taking advantage of the local produce.