Large New Build Villa with swimming pool

Ref: GM2466

Price €319,000

Property type : Villa		**Swimming pool :** Private		**House area :**	230 m²
Location : Abanilla		**Garden :** Private		**Plot area :**	2795 m²
Area : Murcia		**Orientation :** South		**Airport :**	40 mins
Bedrooms : 3		**Views :** Countryside views		**Beach :**	40 mins
Bathrooms : 3		**Parking :** Driveway		**City :**	5 mins
				Golf :	30 mins

- ✔ Fast Internet & Phone
- ✔ Air Conditioning
- ✔ Terrace
- ✔ Mains Electric
- ✔ Double Glazing
- ✔ Cess Pit / Septic Tank
- ✔ Mains Water
- ✔ Utility Room

elsje.vermeulen@outlook.com www.pinosovillas.com 00 34 654901718

This is a good size property which has been newly built. The property offers approximately 150 m² of usable internal space and a further 80 m² of covered porch which wraps around the property. inside, the villa offers an entrance Hall, large and bright living room, three large bedrooms with fitted wadrobes, two bathrooms (one ensuite and one jack & jill bathroom serving the other two bedrooms, main bathroom, kitchen and utility room. The plot is fully fenced and is just under 3000 m². The grounds have already been landscaped with some lovely mature olive trees. The property is located only a few kilometres outside the town of Abanilla and offers stunning views of the surrounding countryside and hills. There are neighbours around which give you a good sense of community, but the property is Private thus giving you your independence at the same time. The property now comes with a 10 m x 4 m swimming pool included in the price. The owner will pay for this to be done before completion - this allows the buyers to choose the location of the swimming pool. In addition, the owner will build a carport at no additional cost. Stunning panoramic views of the mountain ranges all around.
A must see for those who are looking for a large and spacious home.
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.