



**Property type :** Villa

**Location :** Fortuna

**Area :** Murcia

**Bedrooms :** 4

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Garage

**House area :** 180 m<sup>2</sup>

**Plot area :** 500 m<sup>2</sup>

**Airport :** 48 mins

**Beach :** 1 hr

**City :** 30 mins

**Golf :** 50 mins

- |                                       |                  |                            |
|---------------------------------------|------------------|----------------------------|
| ✓ Fast Internet & Phone               | ✓ Mains Electric | ✓ Mains Water              |
| ✓ Air Conditioning                    | ✓ Double Glazing | ✓ Walking Distance To Town |
| ✓ Walking Distance - Restaurant / Bar | ✓ Fenced Plot    | ✓ Fireplace - Log Burner   |
| ✓ Barbecue                            | ✓ Garage         | ✓ White Goods              |
| ✓ Partially Furnished                 | ✓ Mains Sewerage |                            |

We are very pleased to present this great opportunity, two houses in one, on a 500m<sup>2</sup> plot in the Baños de Fortuna and at two minutes drive from Fortuna town. The property is accessible from two entrances, 1 entry from the bottom road with a drive-in and a garage/workshop & you can also enter via the road above to the top part of this property where you have a large garage.

The property has been totally reformed inside to a very good standard and a modern feel and is being sold part furnished subject to inventory. The property below has a large spacious lounge/diner, an open plan fitted kitchen, two bedrooms, and a shower room.

The property above consists of a conservatory, a large and bright lounge/dinner with a wood burner with fan assistance making the back bedroom warm as well and air-conditioned, two double bedrooms with fitted wardrobes, and an independent kitchen.

Outside there is a lovely private pool on the grounds and two garages. You also have two bars and restaurants within walking distance. and you can enjoy the lovely views over the Sierra de Pila. The property has double glazing windows, two new electric boilers, main water, electricity, internet, main drainage, and the possibility of fibre. This property is ready to move into and a great opportunity if you wish to rent one or two families. If that's what you are looking for.

Fortuna is a nice town where you find everything you need and 20 minutes from Murcia city.

Here is a little more about the town of Fortuna

Fortuna is set in the mountains of Murcia. This traditional Spanish town, with its hot springs, lets you feel the tranquil pace of Spanish life away from the hustle and bustle of the tourist towns. Set in northeast Murcia, the atmosphere of this beautiful town offers you an insight into the history of the area with the street and plazas full of atmosphere and history.

Fortuna is probably most famous for its healing water of the historic spa, El Balneario de Fortuna-Leana. It was originally built in 1896 but has recently been thoroughly renovated, keeping its original charm. Its pools and baths take advantage of 52C thermal waters bubbling from beneath the ground. These waters were prized by the ancient Romans and Iberians and water's unique composition became famous for helping with rheumatoid arthritis, osteoporosis, and respiratory diseases like asthma and bronchitis. You don't have to be ill to appreciate the wonderful relaxing waters; just enjoy the calming properties of the thermal baths or enjoy a massage.

Between Fortuna and El Balneario Romano, within an outcrop of the Sierra del Bano, is the intriguing site of La Cueva Negra that's linked to El Balneario Romano. As the name suggests, the walls of the cave are black and there are numerous inscriptions known as tituli picti. The most significant inscriptions date from the 1st century AD and detail a cult of nymphs and other divinities, like Bacchus, Esculapio, and Cibeles. archaeological work started here in the early 1980s and is believed to be a place of worship for both Romans in the 1st century AD and Iberians during the Bronze Age.

There are two large national parks around Fortuna and host a wide variety of wildlife and 50km of hiking trails. Bird life is especially prolific and there are several areas within the parks officially protected to care for certain species. During your walks through the carrasco pines and large oaks, you may see wild boar, foxes,

