



**Property type :** Villa

**Location :** Avilese

**Bedrooms :** 3

**Bathrooms :** 2

**House area :** 88 m<sup>2</sup>

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

✓ Air Conditioning

✓ Terrace

✓ Solarium

✓ White Goods

✓ Furnished

### Modern Detached Villa in Avileses (Murcia)

We present to you this charming, modern, and detached villa, built in 2021, located in Avileses, an authentic and peaceful village.

Upon arrival, you will be enchanted by the outdoor space, which includes a swimming pool, an outdoor shower, and a spacious terrace, perfect for relaxing and enjoying the Mediterranean climate.

The main entrance door opens onto a hallway leading to the back of the villa and its large 77 m<sup>2</sup> solarium. A perfect space to enjoy sunny days, cool summer nights with family or friends, or simply to sunbathe in complete privacy.

#### A Modern and Bright Interior

The interior of the villa offers a spacious living-dining room, bathed in natural light, with a fully equipped modern kitchen, open to the living area and offering a view of the pool.

The sleeping area consists of:

Two bedrooms with built-in wardrobes: one with a double bed and the other with two single beds, both with views of the outdoor courtyard.

A modern bathroom, equipped with a shower and toilet.

A master suite, with its own private bathroom and a double bed, overlooking the terrace and pool at the front of the house.

#### Quality Features

Optimal comfort: Double-flow air conditioning throughout the house.

Enhanced insulation: Double-glazed windows for excellent soundproofing and thermal insulation.

Security and convenience: Electric shutters at the front of the house.

Natural light: Skylights integrated into all bathrooms for optimal natural lighting.

#### An Ideal Location Between Tradition and Modernity

Avileses, a village with authentic Spanish charm, celebrates its annual patronal festivals in honor of the Virgen del Carmen every early July. During these festivities, the village comes alive with celebrations, bringing together locals and visitors in a festive and friendly atmosphere.

All essential amenities are within walking distance: restaurants, supermarket, bakery, and sports facilities.

Close to several golf courses, including La Torre Golf and Hacienda Riquelme.

Only 20 minutes from Murcia Airport and 1 hour from Alicante Airport.

Just 20 minutes from the beaches of Mar Menor and the Mediterranean.

A quiet environment, while still being close to large cities and the sea.

A unique opportunity to live in a peaceful setting while enjoying the best of the Costa Cálida!

Contact us now for more information or to schedule a visit!