



**Property type :** Villa

**Location :** Roldan

**Area :** Murcia

**Bedrooms :** 4

**Bathrooms :** 2

**Year built :** 2007

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Countryside views

**Parking :** Car port

**House area :** 141 m<sup>2</sup>

**Plot area :** 545 m<sup>2</sup>

**Airport :** 15

**Beach :** 22

**City :** 5

**Golf :** 5

- ✓ Summer Kitchen
- ✓ Mains Water
- ✓ Double Glazing
- ✓ Fireplace - Log Burner
- ✓ White Goods

- ✓ Fast Internet & Phone
- ✓ Air Conditioning
- ✓ Walking Distance - Restaurant / Bar
- ✓ Satellite Dish
- ✓ Mains Sewerage

- ✓ Mains Electric
- ✓ Electric Gates
- ✓ Fenced Plot
- ✓ Utility Room

We are proud to present this immaculate property, located on a small private estate close to Golf courses, the Beaches of the Mar Menor and Murcia airport.

Situated on the edge of the Urbanisation, the Villa is in a peaceful location and is less than 15 minutes drive to the renowned Golf courses of La Torre, Altaona Golf & Country Village, El Valle, United Golf Resort and New Sierra Golf. There is such a great choice of Golf courses in the area.

The Villa has a high wall surrounding the property, giving absolute privacy in every area of the garden and outside space.

The Villa sits on a good sized corner plot of 545m<sup>2</sup>, with a total build size of 141m<sup>2</sup>.

We have two separate entrances, the gated entrance for the car is an electric sliding gate which leads to a completely covered car port, with automatic lighting installed which switches on for 10 minutes when you return during the night.

The second entrance is a walk through gate which leads you directly in front of the main entrance to the Villa.

As we enter the Villa we come into a open plan dining area and living room with arched division between the areas.

The Villa recently redecorated and finished to a very high standard, we notice straight away the stunning floor tiles recently laid, these run throughout the entire property and finish the house of beautifully.

The living room has a feature Log Burner in the corner with a stylish Spanish tiled surround, and a new chimney and flue.

Next we enter the Kitchen, this has been completely renovated with new units with built in fridge freezer, new gas hob and a new extractor, new sink and worktop and new lighting. Next to this we have a pantry or storage room, again with new storage units fitted and with the second entrance, straight out to the side of the villa.

From the other end of the living room we come into the corridor with four bedrooms and the family bathroom off this corridor. The first room we have is the smallest Bedroom, and this currently has a bunk bed and some mattresses stored in here, plenty of space for a big wardrobe if needed.

We come to the second Bedroom, a large double bedroom with fitted wardrobe with sliding doors.

Along the corridor and we have the family bathroom, again fully renovated with new W/C and vanity unit, a new shower screen and the floor is made as a wet room, so you can walk straight into the shower with no tripping hazard on the floor.

We then come into the third bedroom, a large double bedroom again with full built in wardrobe with sliding doors.

The Master bedroom is again a good size double room and also with built in wardrobes, and with an en-suite bathroom also with a wet room style shower to walk straight into, built in vanity unit, new W/C and Moroccan style sinks and taps.

Outside the Villa, we have a very loved and well maintained outside space, and the owners have made everything here to give you a relaxed and special place to enjoy, throughout the year.

First we have a Summer kitchen, this kitchen has a covered area with dining table and chairs, a fridge freezer and huge gas oven and hob, and separate grill. There is also a sink and plenty of storage space here.

This are looks over the swimming pool, the 8m x 4m Pool was totally reformed just one year ago, all new tiles throughout the Pool, and the addition of a Jetstream has been professionally fitted to give you a strong current to swim against, ideal if you want to go for a long swim as you can stay in the centre of the pool and swim against the current. Behind the Pool, we have a pump house, with the full automatic filter system and pump.

Next we come to the purpose built Sauna, here we have the coal burner and wooden internal surround and seating decking, fully enclosed the sauna works perfectly and don't forget, when you leave the sauna you have to have the cold bucket tipped on you, it's the only way to do it right and its just outside the Sauna door waiting for you....

The next building is the utility room, here we have the washing machine plumbed in, and also lots more storage space here, and a workshop at the far end.

Past the Car port, and the back of the property is very low maintenance, with some raised flower beds, and also the gas boiler that is fitted in a cupboard on the back of the kitchen.

The gas boiler is supplied with mains Gas, the owners paid to have a direct connection to the mains Gas on the Urbanisation so there is a direct feed into the boiler.

Outside, the entire flooring around the property is also laid with new tiling, and also the wall by the entrance, leading from the Summer kitchen to the Pool area had new tiles across the walls, it give the Villa a clean and well maintained appearance, but also maintains the Spanish charm.

The urbanisation of Lo Santiago has a Bar and Restaurant just a 5-minute walk from the property. The gated Urbanisation consists of around 140 properties, from here you can be in Murcia City in 1 minutes, with Ikea and Porcelanosa amongst others in their famous retail parks. Main supermarkets are in the local towns of Roldan & Balsicas, just a few minutes' drive.

Benefits of this property include:

Fully renovated throughout, perfect condition.

Close to Airport, Golf and Beaches.

Mains Electric, Gas, Water and waste and Fibre Optic available

Private property not overlooked.

4 Bedrooms and 2 Bathrooms, all with ceiling fans.

Private Pool with Jet stream.

Summer Kitchen, Car port & Sauna.

New Tilt & Turn Upvc windows with shutters throughout.