



**Property type :** Villa

**Location :** Abanilla

**Area :** Murcia

**Bedrooms :** 5

**Bathrooms :** 3

**Swimming pool :** No Pool

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Driveway

**House area :** 165 m<sup>2</sup>

**Plot area :** 1545 m<sup>2</sup>

**Airport :** 40 mins

**Beach :** 40 mins

**City :** 20 mins

**Golf :** 30 mins

✓ Fast Internet & Phone

✓ Annexe / Guest House

✓ Utility Room

✓ Mains Electric

✓ Fireplace - Log Burner

✓ Terrace

✓ Mains Water

✓ Barbecue

✓ Cess Pit / Septic Tank

This villa is in Abanilla, 10 minutes away from Fortuna where you will find all the shops and 45 minutes from the beach. The villa is 135m<sup>2</sup> big and consists of a large covered terrace (with disability access), entrance hall, spacious living/dining room with fireplace, large fitted kitchen with pantry and storage room, 4 bedrooms and 2 bathrooms. The master bedroom has an en suite bathroom. The land is 1,545m<sup>2</sup> big and is fenced.

On the land behind the villa is a guest house with a bedroom, bathroom and living area. On the other side of the land, there is another building divided into 3 areas, the first being a barn, the second a summer kitchen and the third a shower room. This building could easily be converted into an apartment. There is no swimming pool, but there is enough space to install one. The house could benefit from some cosmetic work (TLC). The same applies to the garden. The house is located in a very quiet street with few neighbours. This house has a lot of potential. A must see! 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.