



## Stunning 4 bed Villa For Sale in Gea y Truyols Murcia Spain



### Informações do Revendedor

Name:	Niall Madden
Nome da Empresa:	Esales Property Limited
País:	Reino Unido
Experience since:	2002
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 395,953.69

### Localização

Country:	Espanha
State/Region/Province:	Murcia
Address:	CRTA PUERTO Garruchel 69
CEP:	30590
Adicionado:	17/08/2023

Informação adicional:  
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Esales Property ID: es5553838

CRTA PUERTO  
Garruchel 69  
Gea Y Truyols  
30590  
Murcia

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Spain is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

This Large 4 Bedroom 2 Bathroom Detached Reformed Finca with Private Pool sits nestled in the



Garruchal hills in Murcia and the stunning 360 degree views are breathtaking!

The Property has been developed over the years from a farmhouse Finca to the detached property it is today sitting on a plot of approx 5300 Sq m. Much of this land has not been developed, giving a new owner a blank canvas to use as they would desire. Some ideas would be Kennels, stables, orchard, property (all licences would need to be agreed with the council)

Entry to the property is via a secure entrance and driveway into a large driveway which has been laid to loose stone with a small pergola and wooden bridge as a feature. There is room in the driveway for many cars, and this swings around the property to a car port for parking and stowing the car.

As you walk around the detached property you have a lovely tiles terrace area with a stone BBQ and room for an outside kitchen, a chill out covered relaxation area and again the stunning views follow throughout this property.

Inside you have a large lounge area with a log burner and windows. Room for freestanding furniture, couch, table TV etc and leading to the separate fully fitted kitchen with utility / pantry area. A good amount of storage and work surfaces, and also an abundance of natural light.

In this area, you could include a dining table and chair if eating al fresco wasn't for you. Walking through this property, you have Bedroom 1 which is double in size with 2 windows and room for freestanding furniture. The current owner has this set up as a bedroom, however this would also work well as a dining room,

Bedroom 2 again is double in size with room for freestanding furniture and a window facing the pool. Bedroom 3 with window to the front and room for freestanding furniture.

The good-sized bathroom has a full suite, a bath and a shower attachment. Along the hallway you find a 2nd utility area housing a washing machine and also under stair storage area.

Bedroom 4 the Master, larger than a king-size, has been tastefully built and boasts a very large room with a walk in dressing area, large windows, glass doors to the pool area and en suite and a mezzanine level ideal for relaxing. The en suite has a corner bath, a full suite and a walk in shower.

The feature staircase leads to the wooden mezzanine floor and roof terrace (solarium) where the breathtaking 360 degree view really must be seen to be appreciated. There is also ample storage space on this level.

Moving outside this property, you have a large private pool and mature trees and bushes. The patio area with stone BBQ and room for al fresco dining and sunbathing leads to this pool area with outside shower.

2 storage sheds are at the bottom of the garden, 1 of which can be used for the car and the other for items.

The 5000 plus sq m plot has not been utilised to its full potential and is a real opportunity for someone.



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This property really does need to be viewed to be appreciated.

## ABOUT THE AREA

Gea Y Truyols sits around 20 minutes from the beautiful cities of Murcia and Cartagena and the beaches of the Mar Menor. Corvera airport and Alicante airports are a 20 minute and a 1-hour drive away.

The towns of Roldan and Balsicas are 5 minutes drive, while the Spanish restaurant El Garruchal is at the top of the hill. This property sits with the golfing triangle of Murcia with more than 6 course all within a 15-minute drive.

Murcia is a university city in southeastern Spain and the capital of a region also named Murcia. Plaza Cardenal Belluga is the city's architectural showpiece, where the ornate cathedral, with its mash-up of styles from Gothic to baroque, and the colorful 18th-century Palacio Episcopal stand in striking contrast to the modern 1990s Ayuntamiento (city hall) annex by architect Rafael Moneo.

This region boast over 3,000 hours of sunshine a year, and its coastline is bathed by the warm waters of two seas. In fact, its coast is known as the Costa Cálida (the balmy coast), and is home to endless beaches and small coves which offer multiple options for leisure, sports and well-being.

One of the most attractive areas is La Manga del Mar Menor, the ideal destination for relaxing and enjoying the sea and the activities in its marine resort. You'll also find long white sandy beaches such as those of San Pedro del Pinatar; unspoilt coves such as the ones in Cartagena, curious landscapes such as the rock erosions of Mazarrón, or fishing towns such as Águilas.

## MAiN FEATURES:

- 266m<sup>2</sup> of living space
- 5300m<sup>2</sup> plot.
- 4 Bedrooms
- 2 Bathrooms
- Private Parking
- Private Garden
- Private Pool
- Stunning Views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Spain
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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## **Comum**

Quartos de dormir: 4



Banheiro: 2  
Pés quadrados acabados: 266 m<sup>2</sup>  
Tamanho do lote: 53000 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL: [https://www.youtube.com/embed/JFxxhJFPIy1U?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/JFxxhJFPIy1U?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

## Contact information

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