



340,000 €

Reference: RS16971 Bedrooms: 3 Bathrooms: 3 Plot Size: 3,300m<sup>2</sup> Build Size: 245m<sup>2</sup>







## Bajo Guadalentín, Totana

Located in the sought after area of 'La Huerta' in Totana, we have this lovely family home with 3 double bedrooms, ample living space with a self-contained one bedroom casita. Upon entering the plot of 3300m via an electric gate, you have the villa directly in front, surrounded by a multitude of fruit trees, mainly orange along with other mediterranean shrubs and trees. The villa itself is south facing with the main entrance door overlooking the small orchard. Entering the main villa with a build size of 182m via this large wooden door, you arrive into a spacious lounge / diner, with large wood burning stove and air conditioning. Beyond the dining area is the large master bedroom with built in wardrobes and freestanding wardrobe, and full en-suite bathroom complete with his and hers basins, walk in shower, wc and bidet. A hallway leads off of the lounge, with the fully tiled kitchen on the left, with further smaller dining table. To the right-hand side is a corridor with the two further double bedrooms. Both have ceiling fans and one of them also has a built-in wardrobe. Continuing down the hallway to the end, on the left we find the family bathroom with a corner bath, wc, bidet and basin, and to the right hand side and large pantry. A wooden door then leads to a large terrace. This covered terrace houses an enormous wooden table and chairs, perfect for entertaining! There is also a covered outside kitchen which houses a corner barbecue and pizza oven and kitchen sink. To the side of this kitchen is the casita which is made up of 3 individual rooms. The first room is the kitchen and living area. The second room houses the full bathroom and the third room which is currently being as a laundry / storeroom can easily be transformed into a double bedroom. The casita, outside kitchen and covered terrace all overlook the private pool, which is 9x4m. There is also an outside shower and pool pump building which offers further storage. There is further shade provided by a covered canopy, again close to the pool, with an ornate stone table with benches. There is plenty of space for several cars and a covered car port offering further shade. Access to the property is excellent and is just off the 'trasvase', the canal which runs at the rear of Totana. Totana has an important ceramic tradition, with Alfareros, or potters around the town, and has a strong agricultural base, an established livestock production industry, extensive vineyards producing table grapes and a good deal of salad and vegetable cultivation. Totana is in the south-west area of Murcia, 40 minutes from the capital City of Murcia and just 30 minutes from the new international airport at Corvera which opened in January 2019, and about 70 minutes from Alicante airport. It is 30km from the coast and the beaches of Mazarrón and Bolnuevo. At the foot of the Sierra Espuna, it is in the heart of the Guadalentin valley, and well connected, both by road and rail.