



## Detached Villa for sale in Catral, Catral

375,000 €

Reference: R5132737 Bedrooms: 3 Bathrooms: 3 Plot Size: 1,750m<sup>2</sup> Build Size: 158m<sup>2</sup>





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## La Vega Baja, Catral

We are delighted to bring this fantastic villa to the market today, located just a short drive from the town centre of Catral. This property has been re modeled by the current owners to a very high standard and they have incorporated many eco features to enhance the life style. The main house features a fantastic open plan living area with kitchen/diner, a conservatory area, a magnificent lounge with pellet burner for the winter months and there are patio door allowing access to the covered oval terrace. There is a small storage room just off of the dining area, leading off of the lounge area are the two generous double bedrooms the master having an open concept en-suite bathroom and patio door access to the terrace, in addition to this there is a family bathroom with a corner bath tub. The charming guest house located within the garden area offers a lovely living area that doubles up as a bedroom, there is a kitchenette and a modern walk in shower room. The whole of the outdoor area is made for entertaining and relaxing to the full, there is an outdoor kitchen comprising of a BBQ, pizza oven and a gazebo with shaded area next door to the private pool and sunbathing area. This property also offers the unusual but unique feature of a climated controlled whiskey room which could be used as a wine cellar. There is a large garage with carport addition, as well as storage areas. The whole private plot of 1750 has been lovingly planted with shrubbs, fruit trees and has several traditional mediteranian features and is totally walled and secure, it has electric entrance gates with intercom system. The property also benefits from having hot and cold air conditioning thoughtout, and has solar panels as well as a wind turbine, these systems allow for low energy costs and the technical instilations and batteries for these are housed in the utility area located under the stairway that leads to the private roof top solarium. This eco-luxury family villa located in the countryside of villa in Catral is a rare opportunity to own a thoughtfully designed home that combines timeless elegance with cutting-edge sustainability. This really is a must see property to really appreceiate all of its unique features.



## Features:

### Features

Storage Room

Utility Room

### Climate Control

Air Conditioning

Fireplace

### Parking

Garage