



Ref: 2220



**Location:** Bolnuevo  
**Type:** Detached Villa  
**Price:** €480,000  
**Bedrooms:** 4  
**Bathrooms:** 3  
**Pool:** Yes

IMPRESSIVE 294m2 DETACHED BUILD, 4 BEDROOM, 3 BATHROOM WITH PRIVATE SWIMMING POOL, SEA VIEWS, POOLSIDE CONSERVATORY AREA, LARGE GARAGE & DRIVEWAY, LOCATED IN THE COASTAL VILLAGE OF BOLNUEVO, MURCIA.

Entrance to the property is either via a pedestrian gate to the front garden or separate up and over door leading down to a large garage/under-build with utility.

The main entrance door opens into a spacious lounge with marble and wrought iron staircase that ascends to the first floor. To the rear is a fully fitted kitchen with cream units, contrasting worktops, integral eye level microwave, electric oven & hob, extractor and fridge-freezer, also benefiting to a door out to the garden. From the lounge are 2 double bedrooms with fitted wardrobes and one (currently used as a dining room) with sliding doors leading to a large glazed room with bi-folding doors that open directly onto the pool terrace, creating an effortless indoor-outdoor living space ideal for year-round enjoyment. This versatile area can be used as a summer lounge or a cozy winter dining room. Also, on this level, a family bathroom fitted with a bath and shower over, toilet and basin.

Upstairs, the spacious master bedroom boasts fitted wardrobes and an en-suite shower room. From this room, you can enjoy access to a large terrace: sunny, south-east facing with sea views. The second bedroom here is also en-suite with a dressing area with a private north facing balcony with scenic mountain views. There is hot/cold air conditioning throughout the property. Rejas (security grills) are fitted to all the ground floor windows and most doors. Many of the shutters have been upgraded to electric.

Outside is a rectangular 8X4m swimming pool with shower, surrounded by spacious sunny terraces. The area is further enhanced by a quality awning, providing ample shade. The gardens are mature with fruit trees such as olives and lemons and different variations of cactus.

The garage spans the footprint of the property with a closed in driveway providing more garage space. Here there is also a separate utility room.



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where you



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and resta



To enquire about this property please call +34 646 692 471  
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All details are correct to the best of our knowledge  
Price excludes 8% transfer tax