Ref: 2220



Location:	**Bolnuevo**
Type:	**Detached Villa**
Price:	**€469,000**
Bedrooms:	**3**
Bathrooms:	**3**
Pool:	**Yes**



IMPRESSIVE 294m2 DETACHED VILLA, 4 BEDROOM, 3 BATHROOM WITH PRIVATE SWIMMING POOL, SEA AND MOUNTAIN VIEWS, POOLSIDE CONSERVATORY AREA, LARGE GARAGE & DRIVEWAY, LOCATED ON AN ELEVATED PLOT WITHIN A QUIET CUL-DE-SAC IN THE COASTAL VILLAGE OF BOLNUEVO, MURCIA. Less that 500M to the sea.

Access to the property is via either a pedestrian gate leading into the front garden or a separate up-and-over door opening to the spacious garage and under-build, which also incorporates a useful utility area.

The main entrance opens into a bright and welcoming lounge, featuring an elegant marble staircase with wrought iron balustrade leading to the first floor. To the rear of the property is a fully fitted kitchen with cream cabinetry, contrasting worktops, an integrated eye-level microwave, electric oven and hob, extractor fan, and fridge-freezer. A door from the kitchen provides direct access to the front garden and entry path.

Also on the ground floor are two generous double bedrooms, both with fitted wardrobes. One of these rooms is currently used as a dining room and benefits from bi-folding doors opening into a large glazed conservatory. Featuring large sliding doors that fully open onto the pool terrace, this exceptional space creates a seamless connection between indoor and outdoor living. Perfect as a summer lounge or a cosy winter dining room, it offers year-round versatility. A family bathroom completes this level, fitted with a bath with shower over, wash basin, and WC.

The first floor is home to the impressive principal bedroom, complete with fitted wardrobes, an en-suite shower room, and access to a large south-east-facing sun terrace, where you can enjoy beautiful sea views. The fourth bedroom also benefits from an en-suite shower room and dressing area, together with a private north-facing balcony overlooking the surrounding mountains.

The villa is equipped with hot and cold air conditioning throughout. For added peace of mind, security grilles (rejas) are fitted to all ground-floor windows and most external doors, while many of the shutters have been upgraded to electric operation.

Outside, the wellkept and private terrace surrounds a rectangular 8 x 4 metre private swimming pool with outdoor shower and generous sunny seating areas. A high-quality retractable awning provides welcome shade for relaxing or entertaining. The mature landscaped gardens feature a variety of established planting, including olive and lemon trees, together with an attractive collection of cacti.

The substantial garage occupies the full footprint of the property and is complemented by an enclosed driveway, providing
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ches, bars,







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All details are correct to the best of our knowledge

Price excludes 8% transfer tax