



4 bedroom Detached Villa in Catral

Ref: TPS0053

475,000-€
449,995 €



4 Bedrooms 3 Bathrooms 494 m² House area 2091 m² Plot area Swimming pool: Private

- | | | | |
|--------------------|-------------------|--------------------|--------------|
| ✓ Air conditioning | ✓ Central heating | ✓ Alarm system | ✓ Furnished |
| ✓ White goods | ✓ Garage | ✓ Off road parking | ✓ Underbuild |
| ✓ Solarium | ✓ Utility room | ✓ Fitted wardrobes | ✓ Fireplace |
| ✓ BBQ | | | |

Here we have a stunning south facing detached villa in Catral consisting of 4 bedrooms and 3 bathrooms with the potential of more in the under build. Built in 2004 and is FULLY LAGAL!!

Set on the end of a quiet road you have uninterrupted 360-degree views across the countryside. With a plot size of 2,091m² and a built area of 494m². This mature garden is easy to maintain having beautiful, cultivated trees and secluded areas to relax in. All surrounding the private swimming pool and outhouse.

The outhouse consists of a living room - open planned kitchenette with integrated white goods and pergola for shade. Having electric shutters, outside toilet room with a separate shower cubical for the pool. Including a gorgeous water fountain.

A brief description of the property: entering from the covered porch leads to the main hallway and through into the large living - dining room. Taking advantage of the hexagon shaped room you are welcomed by plenty of natural light through the large windows. In the middle comes a built-in gas fireplace leading you to the American style kitchen. Fully equipped with integrated white goods and independent utility room that access's the under build. On the ground floor you have 3 double sized bedrooms all with build in wardrobes with the end bedroom benefiting from an exquisite en-suite bathroom. Family bathroom towards the rear leading to the upper floor, the principal bedroom with en-suite, walk in wardrobe and private solarium to take in all the views of the surrounding countryside.

The under build has 3 rooms and a huge garage space for storing 3 cars. It can be made into separate living quarters as it comes with a different electrical system and running water.

Some added extras include video intercom, classy under floor and above ceiling lights, electric front gates, wooden car port for 2 cars and the underground garage. Having electric shutters on the outhouse, alarmed throughout and comes with laser beams that goes around the out skirts of the garden, mosquito nets on every window, grills and gutting on the roof, gas central heating of a 10-bottle system, 5 on and 5 off. Ducted air-conditioning throughout and fitted air-con units in every room hot and cold.

Connected to mains water and electric, holding the new ECO septic tank. There is no community fees with the suma being €685 per year.

Catral is a municipality located in the Vega Baja del Segura comarca, which is in the province of Alicante, Spain. It lies within the Valencian Community. The landscape around Catral is characterized by fertile plains, which are largely dedicated to agriculture. The area benefits from the Segura River, which runs through the region, contributing to its agricultural productivity. Catral has some cultural attractions, including the Church of Saint John the Baptist (Iglesia de San Juan Bautista), which dates back to the 17th century. The town also hosts various festivals and events throughout the year. The town boasts from having schools, health centers, and other amenities like bars and restaurants necessary for daily life. It also has good road connections, making it accessible by car from nearby cities and towns.

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INMOBILIARIA PROPERTY CONSULTANTS



www.tps-homes.com

info@tps-homes.com

+34 966 194 185