



H2S3731

Villa in Murla

279,000€

COUNTRY HOUSE IN WALKING DISTANCE TO TOWN

PRICE NEGOTIABLE. BUILT IN 1978

MODERN KITCHENS AND BATHROOMS

CYCLE AND WALKING ROUTES

3 BEDROOMS BUT COULD HAVE MORE IF REQUIRED

BUILD 235M<sup>2</sup>. PLOT 630M<sup>2</sup>

IBI 430€ AND BASURA 150€ PER YEAR

POPULAR LOCATION FOR COUNTRY LOVERS

Murla, a pretty town in the Jalon Valley. This detached villa is in walking distance to the main town and is situated in a relatively flat plot. The villa is two separate accommodations with the main living on the first floor and the ground floor with a guest apartment. Double glazing, central heating upstairs and downstairs, air conditioning.

The approach has a pedestrian entrance and a vehicular entrance. Off road parking for many vehicles with outside lighting and water.

The first floor is accessed via an external staircase with a canopied porch over the main door leading into a lovely reception.

Reception hall is a spacious room, currently used as an office with windows and lighting. If you wanted 3 bedrooms upstairs this would be easily separated to make an additional bedroom.

Lounge dining room with a wood burner, patio door leading to a terrace, air conditioning unit, window and lighting.

Kitchen with a range of base and wall units, sink, free standing cooker with extractor over, fridge freezer, breakfast bar and a window.

Bedroom 1 is a very spacious main bedroom with a window and ceiling lighting and fan.

Bedroom 2 is a double bedroom with a window, lighting and en suite.

En suite with a walk in shower W.C, vanity unit and lighting.

Family bathroom with a bath and a separate shower cubicle, W.C, vanity unit, window, bidet and lighting.

Ground floor accommodation: WATCH THE VIDEO AS IT IS VERY SPACIOUS WITH SEVERAL ROOMS.

Guest apartment with separate entrance leading into a studio lounge, dining room, bedroom, separate modern kitchen with free standing cooker, window, base and wall units, sink, window and lighting.

Ensuite shower room with a walk in shower, vanity unit, W.C, window and lighting.

Utility room with space and plumbing for washing machine, linen cupboard and shelving.

Store rooms/workshops the main room has a separate entrance from the parking area, window open doorway to the office room.

Office room with a window and underfloor heating.

Additional store room/workshop is another very useful space, storage, workshop with lighting.

The gardens are low maintenance with spacious terraces, BBQ area, feature well for mountain water and at the bottom of the garden a chicken coup. Plot 650m<sup>2</sup> approximately.

This villa is in a prime location, very little work required, modern kitchens and bathrooms, double glazing, central heating and a guest apartment.