



H2S3613

Villa in Murla

550,000€

AN INDIVIDUAL COUNTRY RESIDENCE ON THE
EDGE OF A TOWN

CONSERVATORY WITH WONDERFUL VIEWS
OF THE ROLLING COUNTRYSIDE

PLENTY OF OFF ROAD PARKING AND
SPACIOUS GARAGE FOR SEVERAL VEHICLES

LOCAL WALKING ROUTES OVER THE
MOUNTAINS AND COUNTRY LANES

IBI 165€. BUILD 315sqm. PLOT 8900sqm

3/4 BEDROOMS. MASTER WITH ENSUITE AND
WALK IN WARDROBE

SWIMMING POOL WITH SPACIOUS TERRACES
AND OUTDOOR KITCHEN

GARDENS WITH OLIVE AND CITRUS TREES

CONSERVATORY WITH SEATING AND DINING
AND BEAUTIFUL VIEWS

WALKING DISTANCE TO THE LOCAL TOWN

A unique opportunity to buy an individual residence with an oriental feel and plenty of charm and character. On the edge of a village, with rolling views of the countryside. Comprising 3 / 4 double bedrooms, lounge, kitchen breakfast room, utility room, conservatory with dining and lounging, private rock pool with shall seating area, outdoor kitchen dining room, master bedroom with walk in wardrobe and en suite shower room, plenty of off-road parking, garage with workshop, olive grove and various fruit trees including lemons and oranges.

The approach to the property has plenty of off road parking, two entrances to access the main house. From the parking at the bottom there are steps leading to the canopied porch or you can drive to the main porch with your shopping. Outside lighting, steps to the swimming pool area and access to the vegetable garden. Doble sliding doors to the garage.

Garage is extremely spacious with two windows to the front and plenty of space for a workshop and parking for several vehicles.

The canopied porch is also a lovely welcoming entrance with space for seating and reading in the shade of the Carob tree.

Reception hall is inviting and full of character, accessed through the main door surrounded by Tosca stone arch. Lighting, exposed timber beams, radiator, cloaks cupboard, doors to the:

Sitting room with a window to the side with lovely valley and mountain views, 2 picture windows over looking the garden and towards the poolside, radiators, air conditioning unit, exposed beams to the ceiling, woodburning stove, ceiling and wall lighting, double opening doors leading to the conservatory and a staircase leading to bedroom 4 or the yoga retreat room.

Bedroom 4/ Yoga room on the 1st floor with 2 port windows and a very pretty view of the mountains and the valley. This is a super room for relaxing, meditating, working from home or could just simple be a bedroom.

Conservatory is a beautiful room with views over to the valley and mountains, double opening doors leading to the poolside, door to the front terrace, lighting and roof blinds to shield from the sun. A fabulous room to entertain or just relax with a book.

Kitchen Breakfast room with an extensive range of base units, double sink and drainer with a mixer tap over, hob, oven, dishwasher, space for upright fridge freezer, window overlooking the poolside, doorway to the utility room, ceiling lighting and plenty of work surface.

Bedroom 1 is a lovely suite with a walk in wardrobe, dressing area, window with a valley view, double opening doors to the terrace, woodburning stove, radiator, exposed timber beams to the ceiling and an ensuite shower room.

Ensuite shower room with a walk in shower cubicle, vanity unit with a wall mirror over and lighting, W.C, bidet, window and an airing cupboard.

Inner hallway with two double wardrobes, doors off to:

Bedroom 2 is another generous size double bedroom, with built in wardrobes, exposed timber beams to the ceiling, wall lighting, radiator and a window with a view of the rear terraces and olive trees.

Bedroom 3 a double bedroom with exposed timber beams to the ceiling, wall lighting, radiator and a window to the rear terraces with views of the olive groves.

Family shower room with a walk in shower, W.C, bidet, pedestal wash basin, window and lighting.

Outside the poolside is wonderful with valley and mountain views. The terraces around the pool are spacious and give a sense of rest and relaxation. The pool has a shallow seating area and then steps down into the pool for swimming.

Outdoor kitchen is a fabulous room, with a sink, work surface, BBQ a very useful store cupboard for glasses and plates, sliding patio doors to stop a through draft on a windy day which can be opened to let the breeze through. An excellent place for entertaining, dining or again just relaxing.

The lower garden is a vegetable garden with a water deposit for the garden watering and a well disguised composter.

The upper terraces have olive tree and citrus trees. Not too many to manage or get someone in to maintain for you.

Locally the area is very tranquil and it is wonderful to hear the birds in the countryside. The local town is a pleasant stroll down the country lane. It is a perfect location if you want to live the country life but no be too far from the town.

Walking, cycling are very popular local activities, the surrounding mountains have many footpaths to explore. The local mountains are a joy for rock climbing.