



**Property type :** Villa

**Location :** El Canton

**Area :** Murcia

**Bedrooms :** 3

**Bathrooms :** 1

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Driveway

**House area :** 190 m<sup>2</sup>

**Plot area :** 3000 m<sup>2</sup>

**Airport :** 40

**Beach :** 40

**City :** 5

**Golf :** 25

✓ Summer Kitchen

✓ Mains Water

✓ Double Glazing

✓ Fenced Plot

✓ Terrace

✓ Fast Internet & Phone

✓ Air Conditioning

✓ Walking Distance To Town

✓ Alarm System

✓ White Goods

✓ Mains Electric

✓ Electric Gates

✓ Walking Distance - Restaurant / Bar

✓ Barbecue

✓ Cess Pit / Septic Tank

We are proud to present this lovely 3 Bed Villa set on a well maintained plot with large swimming pool and summer kitchen, located just a few minutes walk from the small village of El Canton and only 5 minutes drive to the larger town of Alguena.

The Villa is in great condition throughout and sits on a manageable plot of just under 3000m<sup>2</sup>, fully fenced and with a walled front entrance with electric gates.

The property and gardens take up round 1200m<sup>2</sup>, mostly laid with concrete or tiles and with some well maintained trees and shrubs to give the property the Mediterranean feel throughout, whilst also requiring little maintenance.

The remaining 1800m<sup>2</sup> is the Olive grove behind the Pool area. Here we have around 40 Olive Tree's, 14 Almond Tree's, 3 Fig Tree's and a Lemon Tree. These can all be maintained by the local farmer who will take his payment from the harvest and a small amount of Fruit and Olives for yourselves.

As we enter the property, we have a large concrete driveway and parking area, leading to the covered porch across the front of the property.

We enter into a large open living area, to the left we have a modern fully fitted kitchen, equipped with electric hob, oven, extractor and fridge freezer alongside the water heater.

The property has three large double bedrooms, each has been finished to high standards and come with ceiling fans, netted windows with double glazing and pull down blinds. There is a large Bathroom with shower area next to the kitchen.

The owners designed the house to be very open and spacious, and this is a really great living space with some lovely traditional and modern furniture, which can be negotiated with the sale along with all the white goods and bedroom furniture.

The property has a fully fitted alarm system, covering all doors and windows as this property has only been used as a Summer home with the current owners since it was built.

The front of the Villa has a large covered terrace of 50m<sup>2</sup>, with exposed beams, open at each end so we have a breeze come through, making this area a fantastic place to sit and enjoy the Spanish weather all year round.

To the side of the Villa is a Summer kitchen, this building is 35m<sup>2</sup> and has a traditional fitted kitchen with Wooden cupboards and marble worktop, sink, washing machine, fridge freezer and dining area. Also there is air conditioning fitted in this room. Next door we have a large storage area, and then the Pool area.

The Pool area is fenced and gated, and has a 12m x 5m Roman Pool, with full filtration and pump system tucked away neatly in the far end. The views from the Pool area over the surrounding countryside and mountains is stunning.

There is also a wooden pergola fixed to the concrete where you can have some shade whilst watching over the Pool, and there is also a small storage shed for all the Pool toys.

The gate at the back leads to the slop down to the Orchard, which also has good access from the main road at the very far end, where the farmer brings his tractor in to rotate the land.

Standout Features of this property:

Less than 10 minutes walk into the centre of the Village and Restaurant.

Low maintenance plot

Large Pool

Stunning condition

Large Room sizes

Air Conditioning in living room and Summer Kitchen

Mains electric and water

Broadband internet

El Canton is a small village, just over the border from Alicante into Murcia, so the property tax is slightly lower here.

The village has a small shop, and a restaurants bar, along with a health centre and hardware shop. The nearest large supermarket is around 5 minutes away, in Alguena, and the property is only 10 minutes away from Hondón de los Frailes. With many British run Restaurants and small British supermarket.

The property is around 40 minutes from Alicante Airport, Alicante city and its beaches.