



Ref: 2102



**Location:** Aledo  
**Type:** Detached Villa  
**Price:** €459,900  
**Bedrooms:** 5  
**Bathrooms:** 3  
**Pool:** Yes

A beautiful 2 storey, ultra-modern detached villa with 5 bedrooms, 3 bathrooms, large basement with gym, storerooms and parking for 4 cars. There is also a separate detached double garage with wc and could be converted into a small guest apartment if required. set on a plot of 5,200m<sup>2</sup>, fully walled/fenced with stunning views.

Entrance to the property is via a remote controlled sliding gate to a large driveway which could accommodate several vehicles, passing the large 53m<sup>2</sup> double garage to the right, mature gardens to the left and up to the front of the house. The front door leads to the spacious entrance hall comprising of a staircase leading to the basement, a staircase leading to the first floor and access to the two double bedrooms having built in wardrobes and family shower room with walk in shower, wc and wash basin with mirrored light unit, all to the front of the property. To the rear of the ground floor is the living area comprising of a well-equipped open plan kitchen/diner, with a selection of floor and wall mounted cupboards with granite worktop and plinths, double eye-level electric oven, ceramic hob and extractor fan. There is also a separate utility room and a large lounge, very tastefully decorated, with large windows and sliding patio doors accessing the covered sun terrace and has amazing views of the Sierra Espuña.

On the first floor there are three further bedrooms all with amazing views and two having built in wardrobes. There is also a further bathroom on this level with shower, wc, wash basin and fitted mirrored light unit. From the landing area there is access to a large terrace area and staircase access to a roof terrace, all with unobstructed 360 views across the gardens and mountains.

Back to the ground floor hallway, a staircase leads down to the 145m<sup>2</sup> basement with gym, storerooms and parking for 4 cars accessed via a large automatic up and over garage door.

Outside, to the rear of the property there is the swimming pool and a huge tiled terrace which could easily include an outdoor kitchen, bar or gazebo if required. Part of the area of the plot is outside the garden wall and is large enough for a large solar panel array or for grapes as there is a vineyard along one side of the property boundary.

The property is fitted with mains agricultural water and there is a separate supply for domestic drinking water and a water softener. All windows are double glazed throughout with external shutters for security. Two ducted hot and cold aircon systems for heating and cooling, 9.5kw of solar panels and a solar hot water system.

Set in a fantastic location in the foothills of the



To enquire about this property please call +34 646 692 471

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All details are correct to the best of our knowledge

Price excludes 8% transfer tax