

## 3 Bedroom Villa for Sale in Urcal

**239,000€**



Discover this delightful villa located in Urcal, Huércal-Overa. This property offers 115m<sup>2</sup> of comfortable living space, perfect for those seeking a peaceful retreat with modern amenities.

As you enter, you'll be welcomed by an 8m<sup>2</sup> covered porch, leading into a bright and airy living room complete with a cozy fireplace. The fully furnished kitchen is both functional and inviting, with direct access to a second, larger covered porch of 16m<sup>2</sup> at the rear of the house, ideal for enjoying outdoor meals or simply relaxing while overlooking the garden.

The villa boasts three bedrooms. Two of them feature built-in wardrobes and share a main bathroom equipped with a bathtub. The third bedroom offers added privacy with its own en-suite bathroom and a convenient walk-in shower. For stunning views of the surrounding landscape, head to the 24m<sup>2</sup> rooftop terrace on the first floor.

The property is equipped with modern comforts, including air conditioning in the living room and bedrooms, as well as a diesel heating system. Sustainability features include a water collection system from the roof to irrigate the lush garden, which is adorned with a variety of fruit trees. For security and peace of mind, the windows are fitted with protective bars.

Set on a 762m<sup>2</sup> urban plot, the outdoor space is a true highlight. At the front, you'll find a spacious terrace surrounding an 8x4m swimming pool, which is enclosed within an 84m<sup>2</sup> screened area to keep out insects while still allowing for fresh air and sunlight. In the rear, there's a barbecue area, a carport, and ample space for gardening or entertaining.

- **Video Tour available**
- **115m<sup>2</sup> Build size**
- **Private Pool**
- **3 Bedrooms**
- **762m<sup>2</sup> Plot size**
- **30 mins drive to a Beach**
- **2 Bathrooms**
- **24m<sup>2</sup> Terrace**
- **15 mins drive to the Shops**