

## Stunning 4 Bed 2 Bath Villa

Ref: GMJM2217

**Price**  
**€359,995**



**Property type :** Villa

**Location :** Yecla

**Area :** Murcia

**Bedrooms :** 4

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Car port

**House area :** 180 m<sup>2</sup>

**Plot area :** 5600 m<sup>2</sup>

**Airport :** 50 mins

**Beach :** 50 mins

**City :** 7 mins

**Golf :** 35 mins

- ✓ Summer Kitchen
- ✓ Mains Water
- ✓ Air Conditioning
- ✓ Fenced Plot
- ✓ Barbecue
- ✓ White Goods

- ✓ Fast Internet & Phone
- ✓ Central Heating
- ✓ Electric Gates
- ✓ Fireplace - Log Burner
- ✓ Utility Room
- ✓ Partially Furnished

- ✓ Mains Electric
- ✓ Oil Central Heating
- ✓ Double Glazing
- ✓ Alarm System
- ✓ Terrace
- ✓ Cess Pit / Septic Tank

### Stunning Detached Villa with Pool, Outdoor Kitchen & Mountain Views – Yecla

Located in a peaceful residential area just minutes from the heart of Yecla, this beautifully maintained detached villa offers exceptional comfort, privacy, and convenience. The property is situated on a fully fenced plot, accessed via an elegant, electrically operated gate and a paved driveway leading to a spacious carport that can accommodate up to four vehicles.

Upon arrival, you're greeted by a private swimming pool complete with integrated jacuzzi, ideal for relaxing or entertaining. A generous sun terrace surrounds the pool, perfect for soaking up the sun, while an adjacent fully equipped outdoor kitchen makes preparing paella or hosting barbecues a breeze.

The villa features a covered terrace fitted with sun and wind screens, allowing for year-round outdoor enjoyment. Both stairs and a ramp provide access to this space, making it easily accessible for prams or wheelchairs.

Inside, the home offers a thoughtfully designed layout. To the left of the entrance is a spacious 18.5 m<sup>2</sup> dining kitchen, fully equipped with an electric hob, oven, dishwasher, and two large fridge-freezer combinations. A separate laundry/utility room adjoins the kitchen, offering a sink, washing machine, and ample storage.

To the right, you'll find a bright and cosy living room with a fireplace capable of heating the entire home. In addition, the property benefits from oil-fired central heating and reversible air conditioning for year-round climate control.

The ground floor hosts four well-proportioned bedrooms (13.7 m<sup>2</sup>, 14.1 m<sup>2</sup>, 16.4 m<sup>2</sup>, and 19.8 m<sup>2</sup>) and two modern bathrooms (5.1 m<sup>2</sup> and 6.6 m<sup>2</sup>). Each room features double-glazed tilt-and-turn windows with mosquito nets and shutters, and all offer beautiful views of the landscaped garden or pool area.

A staircase with built-in storage beneath leads to the generously sized attic room (23.7 m<sup>2</sup>), which benefits from roof insulation and offers space for a toilet installation. French doors open onto a large roof terrace with panoramic views of the surrounding greenery and nearby mountains—an ideal spot for morning coffee or evening relaxation.

Below the property is a semi-basement/crawl space that prevents rising damp and offers additional storage.

In addition to its thoughtful layout and modern amenities, the villa boasts cavity wall insulation, roof insulation, and high-quality double glazing—ensuring energy efficiency and comfortable living temperatures throughout the year.

Security is also a key feature, with an app-controlled alarm system and motion sensors included, all without the need for a monthly subscription.

The villa is being sold partly furnished, including wardrobes and beds, making it an ideal ready-to-move-in home or holiday retreat.