

# 3 Bed 2 Bath New Build Villa, due to be completed end of June, in Cañada de la Leña.

Ref: PT3121

**Price**  
**€319,995**



**Property type :** Villa

**Location :** Cañada de la Leña

**Area :** Murcia

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Garage

**House area :** 166 + 36m2(garage) m<sup>2</sup>

**Plot area :** 5100 m<sup>2</sup>

**Airport :** 45 mins

**Beach :** 45 mins

**City :** 45 mins

**Golf :** 30 mins

✓ Fast Internet & Phone

✓ Fenced Plot

✓ Mains Electric

✓ Garage

✓ Mains Water

✓ Terrace

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## Cess Pit / Septic Tank

We are pleased to present this brand-new, modern-style villa with a constructed area of 202 m<sup>2</sup> with a garage for two vehicles and an 8 x 4 m swimming pool with a large terrace around on a fully fenced plot of 5100m<sup>2</sup>.

The villa has three bedrooms, two bathrooms (one ensuite), a large living room and kitchen in an open plan style with two terraces, one open and one covered.

It is located a short distance from the village of Canada de la Lena with a good bar / restaurant, in an excellent location with very good road connections and beautiful views all around.

The house has its own independent water and electricity supply plus an individual septic tank and has all the permits and authorizations for construction.

Due to be completed end of June 2025.

For more information on this property please don't hesitate to contact us.

About Canada de la Lena.

Canada de la Lena is in an area great natural charm in the district of the town of Abanilla (Murcia), located between the mountains of Barinas, Espada and Quibas. The village is 10 minutes from the town of Pinoso, just off the road to Fortuna and close to the town of Algueña. Alicante airport and beaches are about 50 minutes away.

The village was previously known as Los Martinez, and was founded by this family of woodcutters. The economy of the village is based on agriculture, livestock and wine production and also benefits from the marble industry.

The small village church, dedicated to the Virgen del Carmen, is situated in the village square along with 2 bar restaurants. The village fiesta is celebrated on July 16 in honor of the Virgen del Carmen. The cuisine of the people is typical Murcian and Valencian dishes, based on salads, snails, gazpacho, gachamigas and meat.