

Ref: ES150948

Price: 399,895€



-  **Villa**
-  **Totana**
-  **4**
-  **3**
-  **220m² Build Size**
-  **5,500m² Plot Size**
-  **Pool: Yes**

This amazing detached 4 bedroom, 3 bathroom Villa sits atop a 5,500m² plot with panoramic views including the nearby Sierra Espuna National Park. Designed and built for comfortable, luxury living, it has a large 10m x 5m swimming pool, outside terraces, an enclosed terraced area and a well-stocked, irrigated garden. The property is now fully powered by solar, taking care of all water and heating systems which long term will see all energy bills reduced to nearly nothing. A state-of-the-art Daikin air-conditioning system provides full hot and cold temperature control throughout, while the solar ...(Ask for More Details!)





UK +44 333 022 0135

Email: info@1casa.com

Web: www.1casa.com

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GARDEN & GROUNDS: The house sits on the high point of a generous plot in excess of 5,500m² which has been designed for minimum maintenance with all-round views to the Sierra Espuna national Park, the Carrascoy Mountains and the Guadalentin Valley. Accessed via electrically-operated security gates which have an external intercom connection to the house, the house and garden sit on a 3,000m² plot. The garden is stocked with an impressive collection of well-maintained shrubs and trees chosen for their suitability for the local climate, beautiful tubs and planters, plus a stunning swimming pool area that is perfect for socialising and relaxing. Upper and lower terraces provide a choice of calm locations for reading, unwinding, wining and dining, while the stone-walled central area offers an eye-catching selection of flowering shrubs. For those keen on self-sufficiency, there is a 2,500m² area stocked with an orchard of fruit trees and a vegetable plot for growing vegetables all year round.

OUTDOOR LIVING: With two large, terraced areas, both equipped with barbecues and a choice of seating areas, this garden is perfect for relaxing or socialising. An ideal location in which to enjoy the exceptional surrounding views, or just cool down in the generously-proportioned 10m x 5m kidney-shaped swimming pool: this house is designed for outdoor living. The swimming pool is equipped with roman steps for ease of access, has a solar shower and is surrounded by a large terrace. The property benefits from a separate supply of irrigation water which provides an inexpensive way to water the garden and top up the swimming pool. Solar panels generate some of the electricity needed at the property, thereby minimising the utility bills and, if you like a project, there is a 150m² under-build with power and water. Currently used for car parking and storage, it would lend itself to conversion to additional living space such as a separate 'Granny' annex.

LIVING SPACE: There are two separate entrances at the front of the property with the main entrance leading into a hallway which divides the property into sleeping areas on the left and living areas on the right including the lounge, sun lounge, kitchen, utility room, cloakroom and a separate 'quiet' lounge area in the room that was originally destined to be bedroom 4.

Main Lounge: The double-height ceiling gives the main lounge a striking 'wow' factor and helps prevent overheating during the hot summers, while comfort in winter is maintained by the feature, built-in, log burner stove. Double-glazed doors lead from the lounge to the sun lounge and large terrace creating an attractive link between indoor and outdoor space. Two decorative stained glass windows make an attractive feature overlooking the rear terrace while two large high windows bathe the lounge in natural light. There is an excellent internet connection throughout the house plus satellite TV.

Sun Lounge: The sun lounge is extraordinary with retractable glass curtain walls all-round, enabling the sun lounge to function as a fabulous, high-quality, additional outdoor living space that offers views of the Sierra Espuna Regional Park mountains for most of the year. The sun lounge leads out to the large rear terrace and barbecue area which enjoys the same stunning views. However, during winter with the glass panels in place, the sun lounge provides a warm haven to maximise both the benefits of the winter sunshine and the enjoyment of the views. Ideal in winter for enjoying a morning coffee, a leisurely lunch, afternoon tea or an early evening drink in the sun without having

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