



**Property type :** Villa

**Location :** Santiago de la Ribera

**Bedrooms :** 4

**Bathrooms :** 3

**House area :** 351 m<sup>2</sup>

**Plot area :** 711 m<sup>2</sup>

✓ Awnings

✓ Barbecue

✓ White goods

✓ Alarm system

✓ Airconditioning

**ENERGY EFFICIENCY RATINGS - CO EMISSIONS B / ENERGY CONSUMPTION C** An impressive detached four-bedroom, three bathroom villa located in a highly sought-after area of Santiago de la Ribera, just 900 metres from the beautiful beaches of the Mar Menor. This spacious home occupies a substantial corner plot, offering generous living accommodation, extensive outdoor space, and excellent versatility for family living. Accommodation Ground Floor: Spacious lounge and dining area with log burner set against a stone-effect feature wall, creating a cosy and stylish focal point. Modern fitted kitchen, comprising of a range of base units with granite work surface and a range of wall units above. Master bedroom with a full-width run of floor-to-ceiling wardrobes providing ample storage. Two bathrooms. Attractive staircase leading to the upper level. First Floor: Three further bedrooms, one benefitting from large built-in wardrobes. One room currently being used as a sound studio, offering flexibility for use as a bedroom, home office, gaming or hobby space. Mezzanine area overlooking the main living space, enhancing the sense of openness. Lower Level / Under-build: Accessed via an electric up-and-over garage door, this huge under-build provides ample space for multiple vehicles, workshop use and additional storage. Exterior Set on a massive corner plot with mature shrubs and trees, offering privacy and charm. Garden area laid to gravel with a double length wooden garage / storage unit to one side. To the opposite side, steps lead down to a large garden area laid to astro-turf, ideal for relaxing and outdoor entertaining. Private saltwater swimming pool - perfect for cooling off in the warm Spanish climate. Location Situated in a desirable residential area of Santiago de la Ribera, the villa is within walking distance of the Mar Menor beaches, local amenities, shops, and restaurants. The area is well-connected with Murcia International Airport and major road links close by, making it ideal for permanent living or as a holiday home. Key Features Detached villa on large corner plot Four bedrooms Three bathrooms Spacious lounge with feature log burner Master bedroom on ground floor Mezzanine overlooking living area Huge under-build with garage and storage Mature gardens and outdoor seating areas Private saltwater swimming pool Only 900m from the Mar Menor beaches Sought-after location in Santiago de la Ribera



