

## 2307.V25

### DETACHED VILLA WITH POOL IN YECLA

714 m<sup>2</sup> - Yecla



Property Type:	<b>Villa</b>
Type:	<b>For sale</b>
Bedrooms:	<b>7</b>
Kitchen:	<b>2</b>
Bathrooms:	<b>4</b>
Lounge/Dining Room:	<b>1</b>
Year built:	<b>1997</b>
Build size:	<b>714 m<sup>2</sup></b>
Plot size:	<b>0.82 Hectáreas</b>

Detached villa with swimming pool and fenced plot situated very close to the town of Yecla (approximately 2 km).

The property has a plot of 8.186 m<sup>2</sup> and a built size of 715 m<sup>2</sup>. The villa consists of ground floor and first floor and a semi-basement with a total built size of 679 m<sup>2</sup> of which the ground floor has 246 m<sup>2</sup>, the first floor has 141 m<sup>2</sup> and the semi-basement has 292 m<sup>2</sup>. The swimming pool has 35 m<sup>2</sup>.

The property has a covered terrace facing east with main entrance, 1 very spacious hall, 1 large living-dining room with fireplace, very luminous and with double doors to the terrace, 1 very spacious kitchen, pantry, utility room, large master bedroom with its bathroom and built-in wardrobes, another bedroom and stairs to the upper floor with a large distribution area, 4 bedrooms, 2 bathrooms, a large attic used as another bedroom and 2 terraces with nice views of the area. The semi-basement is divided into 2 areas; one area used as a garage for several vehicles and another area used as a gymnasium. The swimming pool is south facing and fenced. Outside there is another summer kitchen with barbecue and wood oven.

The plot is completely fenced with brick wall, railings, metal fence and has several areas; a large paved area from the entrance and around the house, a garden and pool area, a large pine forest and another part with olive trees. It has an electric entrance gate with intercom. There is another area with 2 kennels.

The property has main electricity, irrigation water, water deposit of 50.000 litres, septic tank, central heating (pellet), air conditioning in the upper floor, double glazed tilt and turn windows, mosquito nets, perimeter and interior alarm, ...

The property is for sale with furniture and electrical appliances included.



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**600.000€**