

Ref# **D2495** | € 585.500



## 3 Bedrooms VILLA in CATRAL – D2495



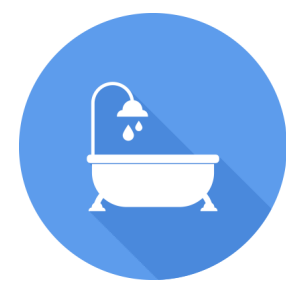
VILLA



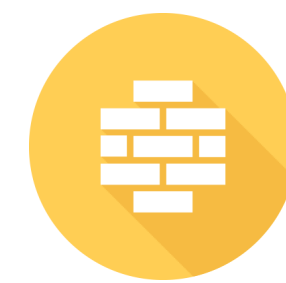
CATRAL



3



4



220 m<sup>2</sup>



1500 m<sup>2</sup>

Exclusive Mediterranean-style rural finca – an oasis of tranquility and luxury Welcome to this stunning Mediterranean finca , where charm, comfort, and sustainability come together perfectly. Situated on a generous plot of 1,500 m<sup>2</sup> and with a built area of 200 m<sup>2</sup> , this move-in ready home offers everything you could wish for a carefree life under the Spanish sun. The house features three spacious bedrooms , each equipped with practical built-in wardrobes , and offers plenty of room for a family or guests. The separate kitchen is fully functional and ideal for those who enjoy cooking, while the cozy living spaces exude a warm and homely atmosphere. Outside, you can enjoy a beautifully landscaped and meticulously maintained garden, rich in fruit trees , ornamental plants, and various atmospheric nooks to unwind completely. The impressive 10 x 5 meter swimming pool is equipped with a solar cover , which keeps the water at temperature longer and minimizes maintenance. For lovers of the outdoors, this finca is a true paradise. There is a fully equipped pool house , an outdoor kitchen for long summer evenings with family and friends, several garden sheds for extra storage or hobby space, a private garage , and a spacious carport . Technically, this property leaves nothing to be desired. Thanks to the 35 solar panels with a capacity of 11 kW, you enjoy a particularly energy-efficient home. Furthermore, the finca is equipped with central heating , air conditioning , and infrared heating panels , ensuring a pleasant indoor climate all year round. This property is finished down to the smallest detail and maintained with the utmost care. A unique combination of authenticity, modern luxury, sustainability, and privacy makes this finca an exceptional opportunity for those seeking an exclusive Mediterranean-style home. A true gem where luxury, comfort, and nature come together harmoniously. Here, all you have to do is unpack your suitcases and enjoy life. Additional benefits: Heated swimming pool with salt system for comfortable and low-maintenance swimming fun. Two charging points for electric cars. Two spacious carports. Water softener for lime-free and softer water throughout the home. Solar water heater for energy-efficient production of hot water. All windows are fitted with fly screens. Sun blinds on all windows for extra comfort during warm days. Secured windows with burglar-resistant fittings for enhanced safety.

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