



**Property type :** Detached Villa

**Swimming pool :** No

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

**Location :** Santiago de la Ribera

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

**Bedrooms :** 4

**Bathrooms :** 3

✓ Alarm system

✓ Garage

✓ White goods

✓ Barbecue

**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

