



**Property type :** Villa

**Location :** Cartagena

**Bedrooms :** 2

**Bathrooms :** 1

**Swimming pool :**

**House area :** 112 m<sup>2</sup>

**Plot area :** 1376 m<sup>2</sup>

✓ Air Conditioning

✓ Terrace

✓ Barbecue

✓ White Goods

✓ Garage

Country House in PJ MOLINO LEON, LA MAGDALENA (Cartagena)

Discover this charming house located in Molino León, just a few minutes from Cartagena, set on a 1,376 m<sup>2</sup> plot, with 112 m<sup>2</sup> of usable space, fully independent and secure.

The entrance is through an electric gate or door, providing access to a vast property. You will find a spacious garage with an automatic door, capable of accommodating two cars, along with additional storage space.

The main house welcomes you with its porch and tiled terrace that surrounds the property. Access to the interior is through a large sliding glass door at the front or a door located at the rear of the house.

Inside, there is a living-dining room with a modern, fully equipped open kitchen, including an oven, ceramic hob, dishwasher, microwave, extractor hood, wine cooler, and built-in cabinets.

The sleeping area, separated by a hallway, includes:

One bedroom with a built-in wardrobe,

A bathroom equipped with a shower, toilet, vanity unit, and storage cabinet,

A second bedroom, also with a built-in wardrobe.

Outside, a garden adjacent to the house is planted with fruit trees and palm trees, perfect for moments of relaxation. At the back of the house, you'll find a second terrace with a barbecue and fireplace, ideal for enjoying outdoor meals. An outbuilding houses a shower, toilet, and storage space.

The property also offers the possibility of installing a swimming pool, ideal for enjoying sunny days.

At the back of the plot, there is an orchard with lemon and orange trees, complete with its own irrigation system, rounding out this exceptional property.

The house is equipped with split air conditioners to ensure your comfort.

A true opportunity for nature lovers and those seeking tranquility, while remaining close to the amenities of Fuente Álamo and the city of Cartagena.

Cartagena is a port city located in the region of Murcia, in southeastern Spain. Steeped in history, it is one of the most important cities on the Spanish Mediterranean coast, with a rich cultural and architectural heritage that attracts visitors year-round.

In addition to its historical heritage, Cartagena is surrounded by stunning nature. The fine sandy beaches along the Costa Cálida are popular for swimming, diving, and other water sports. The nearby Calblanque Regional Park offers hiking trails through protected coastal landscapes.