



### Lovely Quad Style Townhouse in La Tercia

Opportunity! This lovely 3-bedroom, 2-bathroom, quad style townhouse is situated in a residential area in the beautiful town of La Tercia, Gea y Truyols, Murcia.

- Situated on the ground floor is a spacious, open-plan living room and kitchen, shower room/toilet and a twin bedroom. Hot/cold air conditioning unit located in living room.
- The kitchen is suitably equipped with white goods, providing a user-friendly space for cooking and dining.
- On the first floor is a family bathroom, master bedroom and double bedroom both with fitted wardrobes and hot/cold air conditioning units. There is a small terrace leading off from the double bedroom with a storage cupboard.
- Externally - The garden area is easy maintenance. There is a welcoming seating area to the front of the property with a side garden/off-road parking.
- The solarium (2<sup>nd</sup> floor), with views of nearby mountains, is ideal for private outdoor dining and/or sunbathing. Extra storage units for beach chairs, etc.

Looking for a place to unwind, relax? This is it! Other benefits:

- The house is sold furnished (inventory available)
- Needing to work from home – fibre optic internet is insitu
- Ceiling fans are fitted in each of the 3 bedrooms

- Both showers are thermostatically controlled
- Awnings fitted to front & side garden area
- Communal pool
- Community fees are only 250€ a year

La Tercia offers a good selection of amenities:

Town Hall	Medical centre	Pharmacy	Nursery school	Church	Hairdresser
Three bars (all serve food)	Supermarket incl. butcher	Sports stadium	Padel court	Outdoor fitness equipment area	

Spanish lessons are conducted twice weekly in the Municipal centre and conversational exchange classes are promoted in all three bars at various times. There is a robust cultural programme of activities throughout the year. There is easy access to the motorway with only a 20 minute drive to the great beaches of Santiago de la Ribera and Los Alcazares, Murcia International airport and the spectacular Murcia city. Many local golf courses are only a short drive away. Alicante airport - 55 minutes away.

Ref: PPSS01

Type: Townhouse

Bedrooms: 3

Bathrooms: 2

**Price: €109,995**