



**Property type :** Villa

**Location :** Abanilla

**Area :** Murcia

**Bedrooms :** 4

**Bathrooms :** 1

**Year built :** 2018

**Swimming pool :** Private

**Garden :** Private

**Orientation :** East

**Views :** Countryside views

**Parking :** Car port

**House area :** 175 m<sup>2</sup>

**Plot area :** 823 m<sup>2</sup>

**Airport :** 45min

**Beach :** 45min

**City :** Few minutes

**Golf :** 40min

- ✓ Fast Internet & Phone
- ✓ Air Conditioning
- ✓ Walking Distance - Restaurant / Bar
- ✓ Barbecue
- ✓ Terrace
- ✓ Mains Sewerage

- ✓ Mains Electric
- ✓ Double Glazing
- ✓ Fenced Plot
- ✓ Garage
- ✓ Solarium

- ✓ Mains Water
- ✓ Walking Distance To Town
- ✓ Fireplace - Log Burner
- ✓ Utility Room
- ✓ White Goods

We are delighted to offer you this wonderful Villa in Ricabacica in Abanilla 2km from Mahoya.

This property is sold accompanied by olive groves in the Partidor.

This, was renovated in 2018 and has 175m<sup>2</sup> built where we can find the dining room, an independent kitchen with pantry and fireplace, 4 bedrooms and 1 bathroom. It also has built-in wardrobes, air conditioning and double glazed windows.

The exterior part is composed of 823m<sup>2</sup> which house two large well-kept gardens full of lush fruit trees, two large terraces, solarium, 2x4 pool, a chicken coop or kennel, a warehouse, BBQ, garage for 3 cars, electric gate and everything is fenced.

This Villa is located in a beautiful area surrounded by nature with more than spectacular views. If you like the rural environment, it has many areas to walk and do routes as well as being close to the Chícamo River, a river of great geological, botanical and fauna interest. This Villa is also a few minutes walk from restaurants and bus stops.

Abanilla is a typical inland Murcia town, which sits beneath the mountain El Zulum and enjoys views across the fertile landscape towards the Sierra de la Pila National Park.

The town is a labyrinth of narrow streets connecting to the picturesque squares with their fountains and monuments.

Built on the lower slopes of the El Zulum, some of the streets are so steep that they become flights of steps. The central architecture is traditional, if often surprisingly recent. The palace, the church, and the council offices are all fine historic buildings.

Abanilla is located about 1 hour 15 minutes' drive inland to the west of Alicante airport and is about 1 hour 30 minutes' drive from Murcia San Javier airport. The capital city of Murcia is around 35 kilometres in distance. The surrounding area to Abanilla is very fertile, with many fruit and nut trees, as well as a plethora of market gardens providing fresh and healthy produce.

The landscape is typified by a strange landscape of low earth cliffs and deep ravines filled with citrus trees, the town has good sports facilities for tennis and football, and the many kilometres of quiet country roads are ideal for the long distance runner and adventurous cyclist alike.

There are many walks from the town itself, and if you feel like a challenge, try the ascent of El Zulum, a tough climb, which in the heart of winter often boasts a snowy peak.

Abanilla is home to typical rustic cuisine of stews and meat based dishes, always taking advantage of the local produce.