

## 4 bedroom Villa for sale in Gea Y Truyols

€895,000

Reference: 738750





## Key Features

- 4 bedrooms
- 4 bathrooms
- 420 m<sup>2</sup> build
- 13150 m<sup>2</sup> plot
- Swimming Pool: Yes

## Description

Unique Property with Bowling Business (over 70 members) already in place, and potential and infrastructure for 3 additional businesses: caravan parking, bed and breakfast, and restaurant (currently not running to its full potential). This exceptional property offers not just a spacious home, but also a rare investment opportunity with multiple business possibilities — all set on a large private plot of 13,150 m<sup>2</sup> in the beautiful Valle del Sol, Murcia.

Main Residence – Space, Comfort & Charm

The primary house is a single-storey detached villa with a total built area of 350 m<sup>2</sup>, plus a 40 m<sup>2</sup> covered porch. Every

room is impressively spacious, from the entrance hall and open-plan living-dining area with a striking natural stone fireplace, to the kitchen and bedrooms.

- 3 large bedrooms, each with its own en-suite bathroom
- Spacious living room, dining area, and fully equipped kitchen
- Wide entrance hall and covered porch – ideal for outdoor living
- Bright, airy rooms with a great sense of space and comfort
- Central heating throughout

#### Independent Guest House

Additionally, there is a fully independent guest house of 81 m<sup>2</sup> with private access — perfect for visitors or as part of a business venture.

#### Business Opportunities

This property is not only a dream home but also an excellent investment with multiple income streams:

- Bowling green with bar-restaurant and fully equipped professional kitchen
- Campervan / motorhome parking area with full services installed
- Bed & breakfast potential with additional buildings ready for conversion
- Outdoor pool area with bar

#### Location

Located in Valle del Sol, just:

- 15 minutes from Murcia Airport
- 15–20 minutes from the nearest beaches
- Easy access and peaceful countryside setting

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