













1231

Price: 275,000€



-  **Villa**
-  **Bolnuevo**
-  **4 Bedrooms**
-  **3 Bathrooms**
-  **143m² Build Size**
-  **625m² Plot Size**
-  **Pool: Yes**
-  **Air conditioning: Yes**
-  **Parking: Yes**
-  **Beach: 10 Minutes**
-  **Shops: 5 Minutes**
-  **Airport: 45 Minutes**

Very large 3 bedroom, 2 bathroom fully furnished south west facing detached villa with private swimming pool on a 625m2 plot with a 1 bedroom, 1 bathroom self contained apartment.

The property is accessed via a gate or by either of the 2 gated and covered driveways. Both have steps leading down to the lower garden, pool and apartment areas.

The front door opens into a hall and corridors lead off left and right, straight ahead are double doors opening into the spacious open plan lounge, dining and kitchen area. The lounge has a lovely fireplace and sliding doors out to the balcony, half of which is glazed as a conservatory. From here y...



u have views of the mountains and look down to the pool and to the park.

The kitchen has light green wood stained effect units with black granite worktops and comes complete with all the white goods including dishwasher, fridge freezer, oven and gas hob. There is also a larder and a door leads back through the corridor and out to the utility area where the washing machine, extra sink and boiler are housed.

Also on this level are 3 good sized bedrooms all with fitted wardrobes, the main bedroom also has a safe in the wardrobe. The main bathroom has bath with shower over, W/C, bidet and wash basin with mirrored vanity unit above and a heater. The second bathroom has a shower, W/C and wash basin with mirrored vanity unit above and a heater.

On the lower level at the fully tiled 8m x 4m swimming pool area with poolside shower you find the self contained apartment. The front is all conservatory style with sliding windows and inside is fully open plan including the bedroom. It has ceiling fans in the kitchen and bedroom. The kitchen has wood units and granite work tops and comes with fridge freezer and a gas oven and hob. The bedroom has a wall safe and the bathroom has a walk in glass brick shower, W/C and wash basin with mirrored vanity unit above and a heater. Rejas, air conditioning and ceiling fans are fitted throughout the main property.

The garden areas are full of mature shrubs and its own little orchard including pomegranate, mandarin, pink grapefruit, lime, fig, olive, lemon, orange and plum trees. There are also 2 storage rooms and extra storage under the pool where the pool equipment is and a water tank. At the bottom of the garden is a rear gate that leads into the Marina Bolnuevo residencial area and park which means you can walk to the beach in 7 minutes as it is only 600m.

Ask us for extra photographs and book your viewing today. Please note this property is now priced to sell and will not be around for long.

Bolnuevo boasts a long stretch of beach and is famous for its sandstone erosions. It plays host to a number of local fiestas including the sardine festival which attracts large numbers each year. It is a religious festival with a grand procession between Mazarron and Bolnuevo culminating with everyone enjoying food, drink and music on the beach.

During the long hot summer months, the water temperature rises to over 20C making it ideal for sailing, windsurfing, water and jet skiing as well as providing comfortable bathing. Cyclists will enjoy the quiet country roads. There are many trails and coves to discover and explore for the adventurous. Long distance runners have a choice of on and off road routes. It enjoys a typical Mediterranean climate, with cool sea breezes in summer and protection by surrounding mountains against the cold North winds in winter. The inland town of Mazarron can be very hot in the summer. The area averages nearly 3,000 hours of sunshine each year and the average temperature easily exceeds 20 degrees. On average it can boast 325 sunny days each year making it an ideal all year round destination.

San Javier airport is 45 minutes drive and Alicante airport 1 and a half



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hours drive. The nearest golf course is at Camposol which is just 20 minutes away.