













1317

Price: 294,995€



-  **Villa**
-  **Mazarron**
-  **3 Bedrooms**
-  **2 Bathrooms**
-  **112m² Build Size**
-  **520m² Plot Size**
-  **Pool: Yes**
-  **Air conditioning: Yes**
-  **Parking: Yes**
-  **Beach: 10 Minutes**
-  **Shops: 5 Minutes**
-  **Airport: 30 Minutes**

A stunning 3 bedrooms, 2 bathrooms detached villa, over two levels, in an elevated position with wonderful panoramic views within Mazarron Country Club, Murcia. The property benefits from a private swimming pool, fireplace, A/C, central heating and an under-build. On a generous plot of 520 sqm, viewing is highly recommended on this great property.

The property has a spacious lounge and dining area with ducted hot and cold air-conditioning, central heating and a wood burning fireplace. From the lounge, you can access the lovely front terrace which looks out to the pool area and affords fantastic views over the Country Club and beyond....



There are a few awnings for shade and there are two entrances from the terrace that lead down to the swimming pool and to the side of the property where the car port is located.

The kitchen, which is just off the lounge, has granite work surfaces, dark wood upper and lower units, ceramic hob, oven and extractor fan. All electrically domestic appliances are included, fridge/freezer, washing machine and dishwasher. From the kitchen door is an enclosed utility area that houses the washing machine, fridge/freezer, dishwasher and sink and mixer tap, plus you can access the garden and pool area from the kitchen.

You have two double bedrooms on the ground level, all with ducted hot and cold air-conditioning, fitted wardrobes and central heating. Adjacent to the bedrooms is the family bathroom which is fully tiled with a bath, bidet, hand basin and W/C. Upstairs is a further en-suite bedroom, again which is air-conditioned and with fitted wardrobes. The bathroom has a large walk-in shower, vanity unit, hand basin and W/C. Off the bedroom is a spacious wrap around balcony with wonderful views to the countryside and mountains, ideal for that morning coffee and breakfast.

Outside, the garden has a combination of tiles with borders housing many plants, trees and shrubs. The lovely 8 x 4 metre swimming pool with Roman steps is the focal point of this lovely garden. From here, you have access to the under-build which is currently used as storage, although there is plenty of worktops and a fridge/freezer. This could easily be converted into a second kitchen with an additional sink, oven and gas hob. There is a driveway with a car port for off-road parking for up to two vehicles. Being sold fully furnished and with all white goods. The property is south west facing and has a build size of 112 sqm. Viewing is highly recommended on this great property at a great price. Community fees are 59 Euros per month and the IBI (council tax) is 320 Euros per annum.

As the Country Club is a private community there is a monthly fee payable to cover the upkeep of communal areas including gardening, security cameras, street lighting, rubbish removal etc.

The Country Club offers beautifully maintained communal areas, a large community swimming pool, open during the summer months, with poolside bar, tennis and petanca courts, function room and restaurant/bar. The nearest golf is the 18 hole Sensol course 5 minutes away on Camposol. Mazarron town is also 5 minutes drive where you will find all amenities and the beaches of Puerto de Mazarron and Bolnuevo are 10 minutes drive. The new international airport for Murcia (Corvera), now open, is just 25 minutes away and Alicante airport 70 minutes.



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