













1320

Price: 144,995€



-  **Town House**
-  **Puerto de Mazarron**
-  **3 Bedrooms**
-  **2 Bathrooms**
-  **88m² Build Size**
-  **111m² Plot Size**
-  **Pool: Yes**
-  **Air conditioning: Yes**
-  **Parking: Yes**
-  **Beach: 5 Minutes**
-  **Shops: 5 Minutes**
-  **Airport: 45 Minutes**

SOLD SUBJECT TO CONTRACT

Superb fully furnished semi-detached townhouse with 3 bedrooms and 2 bathrooms on the sought after El Alcolar area of the Puerto de Mazarron, just a couple of minutes stroll to the beach. There is a communal swimming pool and it has a solarium with sea views.

It comes with off road parking and has wrap around tiled terrace from front to rear. All the ground floor windows have rejas fitted and shutters providing security and fly screens are fitted throughout too. The rear has a nice private seating area and there is also a washing machine, boiler and outdoor sink along with gated access to the communal pool and...



gardens.

The front door opens into the bright spacious lounge which has air conditioning, lovely log burner and ceiling fan. There are double sliding doors out to the front patio. To the rear is the fully fitted and equipped kitchen and dining room with upper and lower white units with granite work tops and all white goods are included along with extending table and chairs. There are 2 ceiling fans and there is air conditioning too. From the kitchen there is a door to the rear patio. There is also a large larder providing extra storage. Also on the ground floor is a bathroom with shower, WC, wash basin with mirror above and a heated towel rail.

Upstairs we find the family bathroom with full bath and shower over, WC, bidet, wash basin with mirrored vanity unit above and a heated towel rail. Then there are the 3 bedrooms. The main bedroom has fitted wardrobes, air conditioning and ceiling fan and sliding doors out to the balcony and steps up to the large solarium with lovely sea views. There is also a further store cupboard on the solarium. The second and third bedrooms have free standing wardrobes and both have air conditioning.

The property also has satellite TV and internet available.

Ask us for extra photographs and book your viewing today.

El Alcolar is found on the edge of the Puerto de Mazarron and is just a couple of minutes walk to the beaches and 5 minutes to bars and restaurants. It is a very popular area with people living there full time and also a favourite area for those looking to holiday, so a good opportunity for those wanting to rent their properties out when not in use. You can stroll to the heart of the Port and the marina within 20 minutes. It is a very good neighbourhood with the community looking out for each other.

Puerto de Mazarron is a seaside resort located in the south eastern region of Spain, to the west of the historic city of Cartagena. The coastline at Puerto de Mazarron boasts many kilometres of fine unspoilt sandy beaches with safe bathing. The municipality has been awarded the coveted Blue Flag for water quality over consecutive years, and The World Health Organisation recently declared the province of Murcia the cleanest in Spain with the least industrial pollution.

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.

Puerto de Mazarron 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.



Camposol which is just 20 minutes away.

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