












1336

Price: 139,950€



-  **Villa**
-  **Mazarron**
-  **2 Bedrooms**
-  **2 Bathrooms**
-  **75m² Build Size**
-  **300m² Plot Size**
-  **Air conditioning: Yes**
-  **Parking: Yes**
-  **Beach: 10 Minutes**
-  **Shops: 5 Minutes**
-  **Airport: 30 Minutes**

A very well presented, detached villa with 2 bedrooms, 1.5 bathrooms situated in a quiet road with great views from the rear garden in Mazarron Country Club, Murcia. The property benefits from an outside kitchen, rear conservatory, log burner, ducted air-conditioning throughout, a beautiful mature garden and off-road parking.

Double gates allow off road parking and the house is approached via pedestrian gate with tiled path to porch and front door. The open plan lounge features a wood burner, ceiling fans and hot and cold air-conditioning. You have sliding doors leading to the rear conservatory which has created a lovely extra room, fu...



ly fitted kitchen with light wood upper and lower units, granite work surfaces and comes complete with all white goods. Both double bedrooms come with fitted wardrobes and air-conditioning. Adjacent to one of the bedrooms is the fully tiled bathroom with enclosed shower unit and next to the other bedroom is a W/C. The villa benefits from ceiling fans and fly-screens throughout, and all the rooms have hot and cold air-conditioning.

The rear garden terrace is shaded with comfortable seating and table plus other seating areas around the garden. There is an enclosed, fully equipped outside kitchen with fridge, oven, gas hob, sink and plenty of work surfaces. You have a large shed as well, great for storage. The Capricho style villa features a tower room on the solarium accessed via external marble stairs. This is suitable for storage, office or extra bedroom and has lovely views to the mountains. The lovely private mature garden has many different plants, trees and shrubs with most of them on an irrigation system. You also have lovely views to the mountains from this south facing garden. The driveway has a car port to keep your vehicle cool in the hot summer months.

The property is being sold fully furnished and with all white goods. On a plot of just over 300 square metres and with a living space of 75 sqm, the property is just a short walk to the large community swimming pool, tennis courts and restaurant/bar. The community fees are 36 Euros per month and the IBI (council tax) is just 260 Euros per annum.

Mazarron town is just 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 of Murcia is just 25 minutes drive and Alicante 70 minutes. A great road network leaves Mazarron in an ideal position for visiting other parts of Murcia and beyond.

Situated just 10 minutes from a selection of beaches with blue flag status, sandy coves and stunning coastline, Mazarrón Country Club is a private prestigious residential development. The Country Club boasts a large outdoor swimming pool, tennis courts, petanca courts and a restaurant/bar plus a function room. The swimming pool is open to the public during the summer months for a small fee and has a poolside bar selling cold drinks and snacks and the restaurant nearby is available for a very reasonably priced lunch or dinner.

The Country Club has a residents association who look after the interests of residents and ensures that all communal areas are looked after including the private security and cameras, rubbish collection, street lighting and gardening are taken care of at the best possible price.



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