













1347

Price: 142,500€



-  **Villa**
-  **Mazarron**
-  **2 Bedrooms**
-  **1 Bathroom**
-  **65m² Build Size**
-  **300m² Plot Size**
-  **Pool: Yes**
-  **Air conditioning: Yes**
-  **Parking: Yes**
-  **Beach: 15 Minutes**
-  **Shops: 5 Minutes**
-  **Airport: 30 Minutes**

A very nice detached villa with 2 bedrooms and 1 bathroom on Mazarron Country Club in Murcia. The property benefits from a private swimming pool, off-road parking, air-conditioning, solarium and a tower room that is currently used as a third bedroom. Situated in an elevated location with fantastic views to the mountains.

Comprising, an open plan lounge with dining area and ducted air-conditioning. The lounge and dining area has plenty of natural light coming in due to the large windows and doors plus high ceilings. From the lounge you can access the pool area and garden via a glass door and there is a lovely shaded terrace area, ideal ...



or relaxing, dipping in the pool and al fresco dining. Off the lounge is the fully fitted kitchen complete with granite work surfaces and white goods. Both bedrooms have fitted wardrobes, ceiling fans and dual air-conditioning. Adjacent to both bedrooms is the fully tiled bathroom with bath and overhead shower.

The garden is nearly all tiled apart from a few gravelled sections with plants and shrubs. The 8 x 4 south facing swimming pool has Roman steps to the corner of the pool and there is a gazebo by the pool as well. There is a driveway for off-road parking and too the rear of the property is a utility area which houses the washing machine, dishwasher, boiler and sink. From here you can access the tower room via a few stairs and the solarium. As mentioned, the tower room makes an ideal third bedroom option or storage space. Also, a shed and BBQ are to the side of the garden. Being sold as seen, with some new furnishings and electrical appliances included. On a 300 sqm plot, community fees are 40 Euros per month and the IBI is 255 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.

This residential community has a bar/restaurant, communal swimming pool, function room, tennis courts, petanca lanes and has social committees who organise various functions including coach trips to places of interest.

The new international airport of Murcia is just 25 minutes away and Alicante airport approximately 70 minutes. All amenities can be found in Mazarron town which is 5 minutes away and a selection of beaches in Puerto de Mazarron and Bolnuevo are within 10 minutes plus the nearest golf course is only 5 minutes away.