












1360

Price: 130,995€



-  **Villa**
-  **Mazarron**
-  **2 Bedrooms**
-  **1 Bathroom**
-  **69m² Build Size**
-  **300m² Plot Size**
-  **Pool: Yes**
-  **Parking: Yes**
-  **Beach: 15 Minutes**
-  **Shops: 5 Minutes**
-  **Airport: 30 Minutes**

A lovely 2 bedroom, 1 bathroom detached Capricho style villa with private swimming pool, fireplace and all furnishings and white goods included. On a 300 sqm plot the property is situated within the urbanisation Country Club in Mazarron, Murcia.

The Capricho villa benefits from a tower room on the solarium accessed via outside marble stairs. This can be utilised as a small 3rd bedroom, study or office. The open-plan lounge has a wood burning fireplace, dual air-conditioning and French windows to the front patio. The fully fitted kitchen comes complete with white goods and has oven, hob and extractor fan. Both bedrooms come with fitted...



wardrobes and the fully tiled bathroom with shower unit.

To the rear of the property, beside the 7 x 4 swimming pool, is the utility area with washing machine, sink with mixer taps and small work surface. Beams cover the side terrace and can be used to provide shade. In addition to the pedestrian gate to the front there are double gates affording off-street parking. The villa comes furnished and ready for immediate occupation. The property has fly-screens throughout and is south west facing.

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 community fees are 35 Euros per month and the IBI (council tax) is just 250 Euros per annum.

This residential community has a bar/restaurant, 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 airport is just 25 minutes drive 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.