













1361

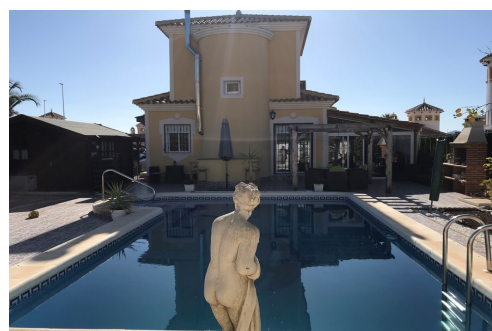
Price: 179,995€



-  **Villa**
-  **Mazarron**
-  **3 Bedrooms**
-  **2 Bathrooms**
-  **120m² Build Size**
-  **431m² Plot Size**
-  **Pool: Yes**
-  **Air conditioning: Yes**
-  **Parking: Yes**
-  **Beach: 15 Minutes**
-  **Shops: 5 Minutes**
-  **Airport: 30 Minutes**

A very well presented detached villa with 3 bedrooms and 2 bathrooms, private swimming pool, dual air-conditioning, central heating and log burner on Mazarron Country Club, Murcia. The property is being sold unfurnished but with all white goods, plus the property has an extension to the side.

The property comprises; enclosed porch area, spacious lounge with hot and cold air-conditioning and wood burner. Sliding double doors lead on to the side extension with dining room and another seating area with access to the garden. Off the lounge is the fully fitted kitchen complete with all domestic electrical appliances. The downstairs bedroom...



have fitted wardrobes. Opposite to the bedrooms is a fully tiled shower room. From the lounge spiral stairs leads to the air-conditioned master bedroom which has sliding doors to a Juliet balcony and en-suite bathroom with an enclosed shower unit. The property has full central heating to all rooms via mains gas boiler and water filters.

The 8 x 4 swimming pool area is fully tiled and there is a stone built barbecue. There is a large pergola offering shade and seating for those Al Fresco days! In the corner of the garden is a shed and to the side of the villa is a utility area which houses the washing machine, sink and mixer taps. The garden is very maintenance friendly and is nice and private. There is off-road parking with a carport and the property is on a larger than average plot of 431 square metres and has a build size of 120 square metres. The property is south facing and just a short walk to the swimming pool and restaurant/bar. Community fees are 62 € per month and the IBI (council tax) is 339 € per annum.

The Country Club has a large swimming pool open during the summer months, with poolside bar and lifeguard on duty. There is also a function room, bar/restaurant, tennis and petanca courts. The town of Mazarron is just 5 minutes drive where you will find all necessary amenities and the beaches are a further 10 minutes. The nearest 18 hole golf course is also 5 minutes away on Camposol. The new international airport of Murcia is just 25 minutes and Alicante 70 minutes.

Mazarron town is 6 kms from the Country Club and offers a choice of good restaurants, bars and a few shops plus the open market in the plaza every Saturday morning.

A few kilometres further brings you to Puerto de Mazarron which boasts three marinas, one of which has recently been updated, and the area now incorporates an underground car park. This is beside the paseo with its long stretch of beach and numerous café bars and souvenir shops. The area comes alive during the holiday period of July and August with live music and entertainment until late.

Sunday mornings sees the large open market which attracts hundreds of visitors and is ideal for stocking up on local fresh fruit and vegetables. Amongst a myriad of stalls there is a wonderful selection of textiles, footwear, kitchenware and even freshly cooked chickens.