








1216

Price: 174,950€



-  **Town House**
-  **Puerto de Mazarron**
-  **5 Bedrooms**
-  **3 Bathrooms**
-  **Parking: Yes**
-  **Beach: 5 Minutes**
-  **Shops: 5 Minutes**

Lovely large mid terrace south west facing townhouse with 5 bedrooms and 3 bathrooms, in the heart of the Puerto de Mazarron just a few minutes walk to the beaches and marina.

It has front and rear patios, the front provides off road parking and also has an awning. The property is being sold unfurnished apart from the sofa, 3 armchairs and wall unit in the lounge and the kitchen comes with fridge freezer, oven and gas hob. There are also ceiling fans in all rooms.

The front door opens into the bright spacious lounge which has an under stairs larder. To the rear is the fully fitted kitchen with upper and lower light wood effect units with ...



granite effect work tops. Also on the ground floor is a shower room which has a shower, WC and wash basin with mirrored vanity unit over. There is also a bedroom at the rear of the property which is currently used as a dining room. All 5 bedrooms have fitted wardrobes. From the kitchen you can access the rear patio where there is plumbing for a washing machine.

On the middle floor we find the family bathroom with full bath and shower over, WC, bidet and wash basin with mirrored vanity unit above. Then there are 3 bedrooms. The largest bedroom at the front has double doors out to a balcony, the other 2 bedrooms are to the rear of which one is being used as a study and has a door opening to a small balcony.

On the top floor we have the master bedroom and bathroom. The bedroom has double doors opening to a large balcony with views to the lighthouse. The large bathroom has full bath and shower over, WC, bidet and wash basin situated in marble top unit and a mirror above.

The IBI is just €500 per year and there are no community fees.

Ask us for extra photographs and book your viewing today.

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.

San Javier airport is 45 minutes drive and Alicante airport 1 and a half hours drive. The nearest golf course is at Camposol which is just 20 minutes away.



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