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Price: 195,000€



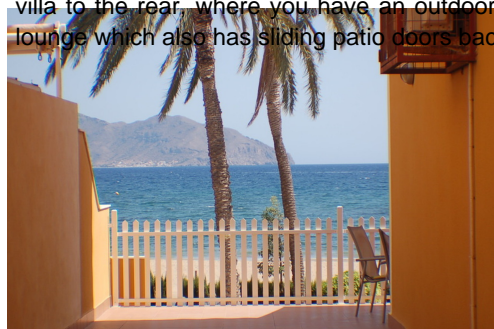
-  **Villa**
-  **Puerto de Mazarron**
-  **4 Bedrooms**
-  **3 Bathrooms**
-  **Air conditioning: Yes**
-  **Parking: Yes**
-  **Beach: 5 Minutes**
-  **Shops: 5 Minutes**
-  **Airport: 45 Minutes**

REDUCED

An incredible opportunity to acquire a front line villa with obvious stunning panoramic sea views. The property has 4 bedrooms and 3 bathrooms, a double garage and is built over 4 floors.

The property is being sold fully furnished including all kitchen white goods, washing machine, dish washer, dryer, fridge freezer, oven and hob. There are fly screens and rejas throughout the villa.

Steps lead up to the front gate and a large tiled terrace that wraps around the side of the villa to the rear, where you have an outdoor shower. Through the front door we enter the lounge which also has sliding patio doors back out to the fron...



terrace. The lounge also has air conditioning. Through the arch and past the staircase you enter the fully fitted kitchen with beech coloured upper and lower units and grey granite work top. The kitchen has a ceiling fan and a door out to the rear of the terrace.

Upstairs on the first floor we have 2 double bedrooms both with ceiling fans and the front bedroom has a Juliet balcony with sea, beach and mountain views. There is also a bathroom with shower, W/C, sink and bidet.

Up again to the top floor we find the master en-suite bedroom which has air conditioning and patio doors out to a lovely solarium for even more amazing views. The bathroom has a large shower, W/C and sink and there is a door to a rear solarium.

All the way down to the bottom floor there is a huge room which can be a bedroom or even 2 bedrooms, a games room, a cinema room, a gymnasium, indoor pool whatever you want to make it into. There is also a bathroom with just a W/C and sink. Then you have a door that leads into the very large double garage. When you leave the garage you drive up to a car lift which takes you up to road level and then you exit the secure external garage door.

The lower floors water is heated by gas and on the top floor the water is heated by electric. The property also has a sky satellite TV dish for your viewing pleasure.

We recommend viewing as soon as you can as this is the first time one of these properties has come to market since they were built and bought off plan. There are just 9 villas with their own communal garden which leads you down to the beach. The marina is just a 15 minute walk along the promenade with plenty of bars and restaurants along the way.

The IBI for last year was just €200 and the community fees were €30 per month.

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.

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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