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Price: 485,000€

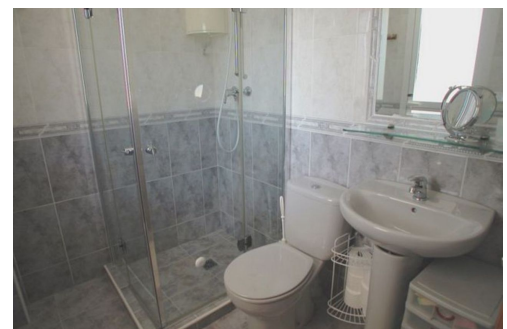
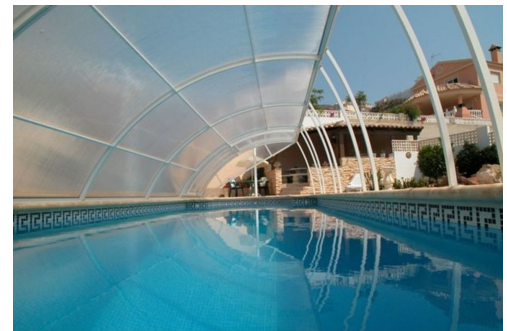


-  **Villa**
-  **Bolnuevo**
-  **8 Bedrooms**
-  **7 Bathrooms**
-  **480m² Build Size**
-  **600m² Plot Size**
-  **Pool: Yes**
-  **300m² Terrace**
-  **Parking: Yes**
-  **Beach: 5 Minutes**
-  **Shops: 5 Minutes**

REDUCED FROM €696,000

An amazing designer south facing detached villa with swimming pool, underground garage and sea views broken down into 2 full apartments + one studio apartment. In total there are 8 bedrooms, 7 bathrooms and 4 kitchens and a 3 car secure underground garage. Please note this is originally designed as a 5 bedroom villa but the family converted the basement and upper floor to achieve the extra space. It has so much potential you need to see it to really appreciate what is here.

The outdoor area is partly tiled with a large pool and garden with fruit trees and hedges. There is also an acoustic treated (sound proofed) ...



usic Studio/Home Cinema room. The residence was built in 2002 with a 480m² constructed area over three floors: 110m² x 3 floors + 35m² roof terrace + 25m² covered terrace, outdoor kitchen + 10m² sheds + 80m² garage. Furthermore about 300m² of the outdoor area has been tiled. The plot is 600m² in total.

BASEMENT (110m²): Can be accessed from the garage and via indoor and outdoor stairs and consists of one large open plan living area which in addition to the kitchen area, today holds a sitting room, a work place, a double bed and plenty of shelf space. Furthermore there is a bathroom, a Music Studio/Home Cinema room and a technical room.

GROUND FLOOR (110m²): Has lounge open plan to kitchen and 3 bedrooms + 3 bathrooms each with separate access.

FIRST FLOOR (110m²): Has access from the inner stairs and consists of living room open plan to kitchen and dining room in the glassed in balcony. There are also 3 bedrooms (one of which was a walk in wardrobe and can easily be put back) and 2 bathrooms and one small balcony.

ROOF TERRACE (35m²): The views towards Puerto de Mazarron, the mountains and the sea is just stunning. This is a perfect place to enjoy the sunset in the evenings or a nightcap on a starry night. A small bedroom and a small separate bathroom is also to be found here, converted from original store rooms.

GENERAL INFO: The house has been built according to high standards regarding wall insulation and is very well equipped. Each floor has hot water-based under floor heating in addition to heat pumps there is air conditioning in all bedrooms and living rooms, as well as in the Music Studio/Home Cinema room. A water softener device has also been installed. Maintaining the water quality of the salt water pool is easy due to the automatic pH and chlorine regulator systems. The pool roof cover makes pool cleaning a breeze, and keeps the temperature nice during the year. (Last winter never below 21 centigrade).

In the garden you will find ivy, thuja, ficus, schefflera, clementines, oranges, lemons, kumquat, olive, palm and cacti - with automated watering. This also goes for the large flower bed along the wall.

The IBI yearly tax is just €600 for the year and there no community fees.

Ask us for extra photographs and book your viewing today.

Bolnuevo boasts a long stretch of beach and is famous for its sandstone erosions. It plays host to a number of local fiestas including the sardine festival which attracts large numbers each year. It is a religious festival with a grand procession between Mazarron and Bolnuevo culminating with everyone enjoying food, drink and music on the beach.

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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