



**Property type :** Villa

**Location :** Mazarron

**Bedrooms :** 2

**Bathrooms :** 1

**House area :** 60 m<sup>2</sup>

**Plot area :** 200 m<sup>2</sup>

✓ Roof Terrace

✓ Barbecue

Located in the friendly and well-established community of Camposol, just 15 minutes from the beautiful beaches of Bolnuevo and the vibrant Port of Mazarrón, this 2 bedroom, 1 bathroom villa offers fantastic value and real potential — an ideal opportunity for retirees, holidaymakers, or those looking to relocate to the Spanish sunshine. The property sits on an ample plot and includes, lots of areas to enjoy various times of the day, from the roof terrace, back terrace, cosy front terrace, it also has a great workshop/tool shed, a laundry room and freezer space. The property has a full water filtration system, to purify and ensure quality at all times. The property is Air Conditioned (hot and cold) and has lots of ceiling fans creating plenty of air flow. Heating is provided by a fixed pellet burner, so it's cosy as toast in the winter. A glazed-in front terrace creating a winter lounge room or large indoor dining area, perfect for gatherings. This has all been renovated over time and offers an amazing blank canvas for new residents to move in and start living the dream. One of the standout features is the expansive rooftop solarium offering spectacular 360-degree views of the surrounding mountains and countryside. There is ample space to create a barbecue/outside kitchen and entertaining area with already constructed gazebo with new covers making it an ideal spot for enjoying long, warm evenings with friends and family under the Spanish sky. In addition to the large roof terrace is a large back terrace that is a lovely bistro style for al fresco dining and a jacuzzi, which is included! A lovely private space to enjoy a bottle of bubbles and a cosy dinner. This property is situated on a family friendly street that boasts a real sense of community and friendliness. Camposol is a popular choice among UK and European expats, offering a great sense of community, local amenities including shops, restaurants, medical services, and even a golf course. The urbanisation is conveniently situated just a short drive from the main motorway network, providing easy access to the cultural cities of Murcia and Cartagena, both under an hour away. This is a well-priced property that ticks all the boxes for those seeking lifestyle, location, and long-term potential. Whether you're looking for a holiday home, permanent residence, or an investment in the Spanish property market — this villa is not to be missed. Early viewing is recommended - As this potential don't stay on the market for long.

