

## 3 bedroom Villa in Mazarron

Ref: M-6602468

232,775 €



**Property type :** Villa

**Location :** Mazarron

**Bedrooms :** 3

**Bathrooms :** 1

**House area :** 75 m<sup>2</sup>

**Plot area :** 350 m<sup>2</sup>

✓ White goods

✓ Airconditioning

✓ Barbecue

A very nice, detached villa with 3 bedrooms and 1 bathroom on Mazarron Country Club in Murcia. The property benefits from a private swimming pool, off road parking, air-conditioning, solarium and a tower room that is currently used as storage. With wonderful, elevated views, viewing is highly recommended. Comprising, an open plan lounge with plenty of natural light via folding doors and high ceilings. You have an extended kitchen and dining area all with ducted hot and cold air-conditioning. The kitchen and dining area has plenty of natural light coming in due to the large windows and doors plus high ceilings. From the kitchen you can access the pool area and garden via a glass door and there is a lovely, shaded terrace area, ideal for relaxing, dipping in the pool and al fresco dining. Off the lounge is the fully fitted kitchen complete with granite work surfaces and white goods including a dishwasher. Two bedrooms have fitted wardrobes, ceiling fans and air conditioning but the third bedroom doesn't. Adjacent to the bedrooms is the fully tiled bathroom with enclosed shower, hand basin, vanity unit and W/C. The garden is nearly all tiled apart from a few gravelled sections with plants and shrubs. The 8 x 5 swimming pool has Roman steps to the corner of the pool and there is an awning for shade by the pool as well. There is a driveway for off-road parking, and you can access the rear garden and pool from here. From the garden you can access the tower room via a few stairs and the solarium. The tower room is ideal for storage, and you have further storage under the staircase. Being sold as seen, with some new furnishings and electrical appliances included. On a 350 sqm plot, community fees are approx. 45 Euros per month and the IBI (council tax) is approx. 280 Euros per annum. As the Country Club is a private community there is a monthly fee payable to cover the upkeep of communal areas including gardening, security cameras, street lighting, rubbish removal etc. This residential community has a bar/restaurant, communal swimming pool, kids pool, function room, petanca lanes and has social committees who organise various functions including coach trips to places of interest. Murcia international airport is just 25 minutes drive and Alicante airport approximately 70 minutes. All amenities can be found in Mazarron town which is 5 minutes away and a selection of lovely beaches in Puerto de Mazarron and Bolnuevo are within 10 minutes plus the nearest golf course is only 5 minutes away. Just 10 minutes away you have the Jack Nicklaus designed golf course at Condado de Alhama and plenty of bars, restaurants and other amenities to enjoy.



