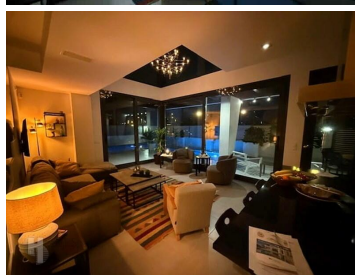
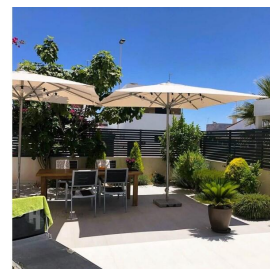


## 4 soveværelse Villa til salg i San Pedro del Pinatar, Murcia

**649.000€**



This spacious detached villa in Lo Pagán (San Pedro del Pinatar) consists of two floors and offers everything for those seeking comfort, tranquillity and proximity to the beach. Here you can enjoy a sunny south-facing location, a beautifully landscaped garden with a heated private pool and a quiet location next to a park in a sought-after region. Ready to move in, including furniture and stylish décor. Perfect for those looking for a sunny stay or a solid investment on the Costa Cálida.

**INSIDE:-** Built net area: 120 m<sup>2</sup>- 4 bedrooms and 3 bathrooms- Fully furnished (including 8 beds and mattresses, 2 televisions, outdoor furniture and BBQ worth €30,000)- Open kitchen, modern finish- Excellent condition of electricity and plumbing- Air conditioning available

**OUTSIDE:-** Plot of 386 m<sup>2</sup>- Terrace of 18.77 m<sup>2</sup>- Private heated swimming pool- South-facing with morning and evening sun- Landscaped garden and quiet location next to a park- Recently painted exterior walls and pergola (2024/2025)- Outdoor kitchen and barbecue

**ADDITIONAL INFORMATION:-** Year of construction: 2014- Annual council tax: approx. €898/year- No communal charges- Rental potential: this villa itself has never been rented out. Similar properties in the surrounding area have been rented out at €2,500 to €3,000 per week in high season.

**SURROUNDINGS:** Beaches of the Mar Menor just 800 metres away. 500 metres to many nice restaurants/bars. Nearest supermarket (Maxi Dia) 600 metres away. You will be living a few minutes' walk from the sea, shops, restaurants and the lively promenade of Lo Pagán. This charming coastal town is part of San Pedro del Pinatar, in the north of the Costa Cálida. The atmosphere is lively but friendly, with local markets, tapas bars and year-round activity, without mass tourism. Lo Pagán is known for its mud baths, the warm lagoon of the Mar Menor and its mild microclimate. Cycling along the salt lakes, strolling along the harbour or simply enjoying a terrace, life here is slow and sunny. With Castelar College, there is even an international school within walking distance. Murcia airport is a 30-minute drive away, Alicante an hour. Ready to move in and fully furnished, ready to enjoy your place in the sun! #ref:HS\_19

 4 soveværelser  
 386m<sup>2</sup> Grundstørrelse  
 145.00 gross area

 3 badeværelser  
 386.00 land area  
 4 bedrooms

 120m<sup>2</sup> Byg størrelse  
 120.00 net area  
 3 bathrooms