

## 3 Cuarto Villa en venta en Mojácar, Almería

695.000€

El Cantal Discover this exclusive villa, a true retreat where nature and the sea blend in perfect harmony. It is located in a privileged setting where you can breathe peace and tranquility while being close to the coast, just a 5-minute drive from the beach and all amenities at hand.

It is a cozy and family-friendly home, perfect for those who value privacy and the beauty of the landscape. Enjoy a beautiful garden with fruit trees, flowers, and plants, ideal for relaxation and letting your imagination run wild. A canvas of greenery and color.

The property consists of two floors connected by an elegant marble staircase, located on the corner, which blends harmoniously with the overall design.

On the ground floor, there are two spacious bedrooms, the master with sea views and access to the outdoor terrace, a spacious bathroom, a fitted kitchen with Cantabrian granite countertops, and a wonderful living-dining room with charm and warmth, where you can enjoy the wood-burning fireplace in winter.

On the first floor, we find an open space ideal for creating a cozy atmosphere where you will love to enjoy the peace and wonderful sea views. There is a bedroom and a bathroom with a shower. Access from this floor to a large terrace with open views of the mountains and the sea.

Life in this villa extends and takes on its full meaning in its magnificent outdoor spaces, designed for enjoying both the day by the refreshing pool and the nighttime gatherings with friends and family around an impromptu barbecue in the summer kitchen.

A villa of authentic charm that has been lovingly maintained invites you to create unforgettable memories!

I look forward to your visit to tell you more!

Information: The actual land area in the Catastro is 1,736 m<sup>2</sup>, and the property is 235 m<sup>2</sup>, including the pool and garage, which are not currently recorded in the deed. The sellers will complete the necessary procedures at the time of sale to rectify the area and register the pool and garage at their expense.

 3 dormitorios

 2 baños

 165m<sup>2</sup> Tamaño de construcción

 1.500m<sup>2</sup> Tamaño de la parcela

 Piscina privada