



## 3 chambre Villa à vendre dans Mojácar, Almería

699.000€

El Palmeral : This beautifully presented detached villa offers the perfect blend of comfort, style, and energy efficiency, ideally located in a sought-after residential area of Mojácar, just a short distance from the beach.

Set on a generous 545m<sup>2</sup> plot with a built area of 160m<sup>2</sup>, the property boasts 3 spacious bedrooms and 2 modern bathrooms. All bedrooms feature built-in wardrobes, providing ample storage while maintaining a clean and elegant feel throughout.

The villa is in excellent condition, having been extensively upgraded with new tiling, flooring, electrics, and a contemporary fitted kitchen. Designed for year-round living, the home also benefits from cavity wall insulation, a cosy wood burner for cooler winter evenings, and a solar panel system with back-up batteries for enhanced energy efficiency.

Outside, the property truly shines. Enjoy a heated swimming pool, private terraces, and a charming summer room with direct access to the pool-perfect for entertaining or relaxing in the sun. The roof terrace offers spectacular panoramic views of the Mediterranean Sea and the picturesque Mojácar Pueblo.

Additional features include a large garage, excellent privacy on the terrace areas, and a peaceful yet convenient location close to local amenities and the coastline.

This exceptional villa is ideal as a permanent residence, holiday home, or investment opportunity in one of Almería's most desirable coastal locations.

### Local Area

Mojácar, where the sun shines 320 days of the year, has much to offer for the tourist and resident, with 14 kilometres of sandy, uncluttered beaches, and a backdrop of spectacular mountains which are abundant in flora and fauna. It is known throughout Spain as the Corner of Enchantment for its unique character and micro-climate. Although only a small seaside town Mojácar offers 2 quality links golf courses and several other golf courses are only a short drive away.

 3 chambres  
 545m<sup>2</sup> Taille de la parcelle

 3 salles de bains  
 Piscine privée

 160m<sup>2</sup> Taille de construction

