

## 7 chambre Villa à vendre dans San Javier, Murcia

990.000€



Located in the tranquil and sought-after Plaza Calnegre area, on La Manga's main thoroughfare, this stunning semi-detached villa combines spaciousness, comfort, and an excellent location. Just minutes from the beach and 15 minutes from the main golf courses, it is the ideal choice as a permanent residence, a second home, or an investment.

Built on a plot of 1,032 m<sup>2</sup>, the property has 445 m<sup>2</sup> built, distributed over two floors plus a tower.

On the ground floor, there is a spacious living area with a living-dining room featuring a fireplace, a modern open-plan kitchen, and large windows that provide natural light and views of the garden. This floor also has three bedrooms, one with an en-suite bathroom, and an additional full bathroom.

The upper floor, added in 2016, offers three more bedrooms: one with an en-suite bathroom and the other two sharing a full en-suite bathroom. It also features a large terrace, a solarium, and a tower, ideal as a private retreat or lookout point.

The spacious, verdant garden surrounds the house and features a charming private pool, perfect for enjoying the Mediterranean climate. It also includes a garage and a separate studio apartment within the grounds, ideal for guests, rentals, or as a private office.

The villa was originally built in 1986, with a modern extension in 2016 that brings functionality and contemporary style without losing the charm of its traditional white facade.

Climate:

The climate on the Costa Cálida, often considered the best in Europe, fosters a very sociable and healthy lifestyle, characterized by outdoor activities, sports and leisure facilities, and exciting, cosmopolitan tourist towns that stand out for their top-tier services, some of them exclusive and considered truly luxurious. All of these cater to a discerning clientele seeking quality and personalized service.

The Costa Cálida boasts over 300 days of sunshine a year. A paradise with excellent connections to all of Europe.

 7 chambres

 5 salles de bains

 445m<sup>2</sup> Taille de construction

 1.032m<sup>2</sup> Taille de la parcelle