

## 6 bedroom Villa for sale in San Javier, Murcia

**615,000€**









This spacious villa from 1996, meticulously maintained by its attentive owners, offers the perfect combination of family comfort and investment potential. With its 5 to 6 bedrooms spread over two floors and an independent entrance, this property is ideal for a large family or for generating additional rental income.




Located in a prime location, it is just 1 minute on foot from Mercadona (easily found via Google Maps) and close to schools, banks, shops, and other amenities. Additionally, it's only 5 minutes from the peaceful beaches of Mar Menor and near two major shopping centers: Dos Mares (5 minutes) and La Zenia Boulevard (15 minutes).

The villa stands out for its functional layout, generous spaces, and independent entrance, making it perfect for rental purposes or welcoming guests with complete privacy.

Ideal for a large family or for investors looking to make their purchase profitable through regular rental income, this property, carefully maintained, represents a unique opportunity to enjoy the Mediterranean lifestyle while securing a solid and worry-free investment.

-  6 bedrooms
-  600m<sup>2</sup> Plot size
-  Barbeque

-  4 bathrooms
-  Balcony
-  Aircondition, Split system

-  418m<sup>2</sup> Build size
-  Alarm system
-  Heating, Central