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**1,475,000€**



La Manga Club - Central Location - Elevated Plot - South Facing This perfectly located villa in the heart of La Manga Club is just a few minutes' walk from Las Sabinas Commercial Centre, the racquets club, golf courses and vibrant bars and restaurants of this prestigious resort. The home sits in an elevated location and has been carefully designed to enjoy its South facing orientation from every living space and bedroom. This well-maintained family home comprises four bedrooms, four bathrooms, private pool and expansive outdoor space and gardens. It would make the perfect permanent residence or holiday home. Enter the property through the impressive double front doors which open into a large hallway with ceilings which extend to the height of the property, marble staircase and wrought iron railings. On the first floor the open plan living, dining and library space can be found, focused around the central fireplace and framed perfectly by sliding patio doors, through which you can enjoy expansive views of the mountains and La Manga Club below. On this floor the separate American style kitchen, pantry and laundry can be found. One bedroom and bathroom can also be found on this floor. The first floor comprises a further three ample bedrooms and three bathrooms. Each with direct access to the South facing terrace. The garage and a further versatile basement space can be found on the lowest floor of the property, accessed via the hallway and staircase off the main entrance. The outdoor areas offer ample space to enjoy the Mediterranean climate, all year long, with an average temperature of 21 degrees and over 320 days of sunshine per year. The large plot enjoys a private pool, paved terrace, Mediterranean trees and plants, and artificial grass. 1586m<sup>2</sup> Plot Private Gardens Private Swimming Pool Four Bedrooms Garage Basement Central Location Elevated Plot

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|  4 bedrooms                    |  4 bathrooms    |  559m <sup>2</sup> Build size |
|  1,586m <sup>2</sup> Plot size |  Swimming Pool  |  Golf course                  |
|  Outdoor kitchen               |  Garden         |  Mountain view                |
|  Veranda                       |  Near amenities |  Parking, Garage              |
|  Pool, Private                 |  |  |