

## 3 bedroom Villa for sale in Mojácar, Almería

**640,000€**



Calle Sevilla, Vista de los Angeles, is an area renowned for its quality and stylish properties which are much sought-after and admired. We are pleased to offer for sale a superbly presented detached property in this area which has been tastefully modernized and offers comfortable accommodation.

The plot is completely walled with a secure gated entrance.

The property itself comprises entrance hallway/study, spacious living room/dining room with a wood burner, a kitchen that is stylish & modern with a utility off, from the living room there is a summer room, light, bright & airy, with direct access to the heated swimming pool, the principal bedroom has patio doors to a shady courtyard, an en-suite bathroom with a huge walk-in shower, two further double bedrooms both with access to the garden, and a guest bathroom.

An external staircase, at the side of the property, leads to the roof solarium which has a lovely seating area, perfect for appreciating the stunning views and location.

Adjacent to the seating area is another room; currently a blank canvas but which could be the 4th bedroom or an art studio, for example.

There are 12 solar panels for heating and water, thus reducing the electricity bills to a minimum.



You have sea views from the solarium and the summer room.



In addition, there is an integral garage, the property has been re-tiled, there is air-conditioning throughout and all of the doors and windows have fly screens, all bedrooms have built in wardrobes.

The property has a rental license.

### 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

 3 bedrooms  
 446m<sup>2</sup> Plot size

 3 bathrooms  
 Private Pool

 185m<sup>2</sup> Build size