

## 2 bedroom Villa for sale in Puerto de Mazarron, Murcia

219,990€



Fantastic 2 bedrooms, 2 bathrooms Capricho style detached villa, situated in a nice location within the Urbanisation Country Club in Mazarron, Murcia. The property benefits from a wood burning fireplace, dual air-conditioning, solarium, shed and a tower room that can be utilised as a 3rd bedroom. There is also a large rear conservatory with further work surfaces, fridge, sink and utility area. Double gates allow off road parking, which is covered, and the house is approached via pedestrian gate with tiled path to front door. The open plan lounge features a log burning fireplace and sliding doors to front patio. The fully fitted, modern kitchen has white wood units, plenty of work surfaces and comes complete with white goods. Both double bedrooms come with fitted wardrobes, hot and cold air-conditioning and the master bedroom with en-suite bathroom bath, hand basin and W/C. Adjacent to both bedrooms is a newly fitted bathroom/wet room with a glassed shower unit, hand basin, cupboards and W/C plus a wall mounted heater. The property also benefits from piped gas rather than bottled gas. The utility area is to the rear of the property and comprises washing machine, sink with mixer taps and tiled work surface. The conservatory currently has sofas, chairs and dining table, and is an ideal place for entertaining family and friends. The Capricho style villa features a tower room on the solarium accessed via external marble stairs. This is suitable for storage, office or extra bedroom. It also offers lovely views to the nearby mountains and Countryside. The property is being sold part furnished, but all white goods are included. On a plot of 303 sqm and with a living space of 89 sqm, the property is just a short walk to the large community swimming pool and restaurant/bar. The rear garden has some artificial grass laid and benefits from a hot tub and a large shed. Mazarron town is just 5 minutes drive where you will find all amenities and the beaches of Puerto de Mazarron and Bolnuevo are 10 minutes drive. Murcia international airport is 25 minutes and Alicante airport 70 minutes. A great road network leaves Mazarron in an ideal position for visiting other parts of Murcia and beyond. Situated just 10 minutes from a selection of beaches with blue flag status, sandy coves and stunning coastline, Mazarron Country Club is a private prestigious residential development. The Country Club boasts a large outdoor swimming pool, children's pool, netball courts and a restaurant/bar plus a function room. The swimming pool is open

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|-----------------------------|---------------------------|-----------------------------|
| 2 bedrooms                  | 2 bathrooms               | 89m <sup>2</sup> Build size |
| 303m <sup>2</sup> Plot size | External Staircase        | Fireplace                   |
| En-suite bathroom           | Easily Maintained Garden  | Country Walks               |
| Communal Pool               | Close to Shops            | close to medical facilities |
| Close to schools            | CCTV                      | Ceiling fans                |
| Close to Golf               | Air conditioning hot/cold | garden                      |
| Good condition              | Hot tub                   | internet                    |
| mountain views              | Furniture Negotiable      | Fitted Kitchen              |



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