

## 4 sovrum Villa till salu i Cartagena, Murcia

425.000€

























This unique detached coastal villa with stunning 180-degree sea views is for sale in the highly sought after urbanisation of El Carmoli, just a short stroll to the beaches of the Mar Menor and it benefits from 4 bedrooms, 2 bathrooms and has a build size of 223m<sup>2</sup> on a plot of 400m<sup>2</sup>. This villa is located in an elevated position and consequently enjoys fabulous views including the Mar Menor and the famous La Manga Strip.

The property accommodation is across three levels and is approached via a quiet street leading to an electronically operated gate for vehicular access, also a pedestrian gate with intercom and a camera.

On the ground level there are two useful storerooms for bicycles, garden equipment and pool terrace furniture etc.

The whole front garden is fully tiled with steps leading up to the 7m x 3.5m swimming pool with a shower on a spacious terrace in front of the pool which is ideal for relaxation, sunbathing and entertaining guests. From here steps lead up the right side of the house where there is a W.C. and another storage room. From here you can access the rear of the house where there is a covered Lavadero/Utility area with glass sliding doors and outside access to the kitchen.

Also via the pool terrace is another set of steps that lead up to the spacious, brightly lit, wooden conservatory with two glass sides and patio doors leading out onto a "balcony" currently used as a planted area, one side of the conservatory is a covered Bar-b-que area with an external chimney. The conservatory area has a carbon-fibre transparent ceiling and benefits from retractable sun blinds for extra shade during the summer. From the conservatory area the main front door leads into a very large sitting/dining room, which has two double patio doors leading through to the

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|  4 sovrum                      |  2 badrum          |  223m <sup>2</sup> Bygg storlek |
|  400m <sup>2</sup> Tomtstorlek |  Simbassäng        |  Balcony                        |
|  BBQ                           |  Ceiling Fans      |  Climate Control                |
|  conservatory                  |  Dishwasher        |  Door Grills                    |
|  east facing                   |  Electric Gate     |  ensuite                        |
|  Fitted Wardrobes              |  Fly screens       |  Gas Boiler                     |
|  Good Motorway Access          |  Intercom          |  Internet Available             |
|  Landline Telephone Available  |  Mains Electricity |  Mains Water                    |