

## 2 sovrum Villa till salu i Camposol, Murcia

209.950€

Stunning 'Rosa' Style Villa in Prime Sector A Location, Camposol They say it's all about location—and this charming villa delivers exactly that. Situated in the highly sought-after Sector A of Camposol, this detached Rosa-style property enjoys a larger-than-average corner plot with panoramic mountain views, open space to one side, and complete privacy with no overlooking neighbors. Just a 5-minute stroll takes you to the nearest of two bustling commercial centres, offering exceptional convenience for shopping, dining, and amenities.

**Exterior & Entrance** A set of front double gates leads to secure parking alongside the villa. A few steps take you to a partially covered front terrace, where you can relax and take in the scenic views. The glazed conservatory offers a cozy sitting area with a leather sofa and armchairs, ideal for year-round enjoyment. Step through to the open section of the terrace, perfect for al fresco dining, overlooking the beautifully maintained garden and private pool.






















**Interior Living Space** Inside, you'll find a bright and sociable air-conditioned lounge with an open fireplace, plus a dining area with a pine table, chairs, and Welsh dresser. The adjacent fully-fitted pine kitchen is well equipped and connected via an arched serving hatch—great for entertaining. A small hallway leads to the rear of the villa where you'll find two generous bedrooms, both with fitted pine wardrobes and hot/cold air conditioning. The master bedroom includes a full en-suite bathroom (bath, shower, bidet, WC). The second bedroom, with twin beds, is opposite a family bathroom featuring a walk-in shower, WC, and bidet.

**Comfort & Features** Oil-fired central heating in all rooms - perfect for winter living. Security reja bars on all windows and doors. Excellent condition throughout - inside and out.

**Outdoor Living** The 10x5m private swimming pool is ideal for summer fun, surrounded by a spacious tiled terrace, palm trees, and sun loungers. The rest of the garden is gravelled for low maintenance, with a few established Mediterranean trees.

**Upstairs**, the rooftop solarium offers breathtaking countryside views and overlooks the pool—plus there's a lockable storage unit for added convenience.

**Investment Opportunity** Currently registered with the Murcian Tourist Board, this home meets all the standards required for legal holiday rentals—making it an ideal investment for holiday letting or a tranquil full-time residence. The property is being sold fully furnished and with all white goods. Camposol is located 15 minutes from the blue flag beaches of Puerto de

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|  2 sovrum                      |  2 badrum                |  75m <sup>2</sup> Bygg storlek |
|  500m <sup>2</sup> Tomtstorlek |  Air Conditioning        |  BBQ                           |
|  Ceiling Fans                  |  Central Heating         |  Close to all Amenities        |
|  Close to Bars/Restaurants     |  Close to Golf           |  Double Bedrooms: 5            |
|  Covered Terrace               |  External Staircase      |  Fully Furnished               |
|  Garden                        |  Glazed Terrace          |  Mains Electricity             |
|  Mains Sewage                  |  Nearest Airport Corvera |  Off Road Parking              |