



Ref: 2222



**Location:** Mazarron Country Club  
**Type:** Semi Detached Villa  
**Price:** €170,000  
**Bedrooms:** 2  
**Bathrooms:** 1  
**Pool:** Yes

THIS IMPRESSIVE SEMI-DETACHED 2 BEDROOM, 1 SHOWER ROOM VILLA AT THE POPULAR MAZARRON COUNTRY CLUB, MURCIA IS SITUATED ON A PLOT OF 176m<sup>2</sup> WITH A SWIMMING POOL, SOLAR PANELS, WINTER GARDEN, HOT AND COLD AIR-CONDITIONING, ELECTRIC SHUTTERS, AWNINGS AND ROLLING ENTRANCE GATE.

Entrance to the property is via the electric gate which opens to a fully tiled terrace with space to securely park a vehicle. Here there is a swimming pool 2.75m x 4m alongside an artistic wall mural, a separate terrace with electric retractable awning and a winter garden with sliding glass doors which can be fully opened in the warmer months. To the side of the property there is a convenient tiled shower cubicle, plenty of space for storage and a gate leading to a rear terrace with a utility area, washing machine, electric hot water heater, sink and space for seating. Guttering is fitted to collect rainwater and direct it away from the property. The main front door opens to the living area which is open plan to a fully fitted kitchen with light wood units, contrasting worktops, electric oven with ceramic hob, extractor, fridge-freezer and dishwasher. There are 2 double bedrooms both with fitted wardrobes and the shower room has a cubicle shower, modern storage sink and toilet. Community fees of 26€ per month are payable for the maintenance of communal areas, LED street lighting, rubbish and garden waste collections and CCTV cameras etc.

The Mazarron Country Club is located just off the RM3 Mazarron to Totana motorway so in an area with good road links to explore the beautiful region of Murcia and beyond. The fabulous beaches of Puerto de Mazarron and Bolnuevo are only a 10-15 minutes drive away. The urbanisation has a large swimming pool open to the public from mid-June to mid-September (entrance fee payable), bar and restaurant open all year, a SPAR supermarket, hairdresser, tennis courts and petanque. Medical centres, Pharmacies, supermarkets, banks, schools, bars and restaurants are all within a 5 - 10 minute drive away. Murcia International Airport located at Corvera is only a 30 minutes drive away or Alicante airport is 1 hour and 10 minutes drive away.



To enquire about this property please call +34 646 692 471  
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All details are correct to the best of our knowledge  
Price excludes 8% transfer tax