Prime Property Murcia
"the key to real estate in southern Murcia"

Ref: 2246

Location:	**Mazarron Country Club**
Type:	**Detached Villa**
Price:	**€329,000**
Bedrooms:	**3**
Bathrooms:	**3**
Pool:	**Yes**

A RARE OPPORTUNITY TO PURCHASE THIS WELL PRESENTED 3 BEDROOM, 3 BATHROOM DETACHED GRAN ANTOJO STYLE VILLA SET OVER 3 LEVELS ON A SOUTH FACING PLOT OF 398m2 AT THE MAZARRON COUNTRY CLUB, MURCIA. THE PROPERTY OFFERS A RANGE OF MODERN FEATURES INCLUDING SOLAR PANELS, A HEATED SALT WATER SWIMMING POOL, HOT TUB, DUAL HOT AND COLD AIR-CONDITIONING, A PELLET BURNER AND CEILING FANS THROUGHOUT.

To the front of the property is a private driveway with a car port and low maintenance gravelled gardens with views of the surrounding mountains. The main entrance opens onto the middle floor where there is a bright open plan living and dining area together with one of two fully fitted kitchens complete with gas oven, extractor fan, dishwasher and fridge-freezer. This level also offers 2 double bedrooms with fitted wardrobes and a shower room. On the top floor is the primary bedroom which benefits from a modern en-suite shower room and access to a private balcony with plenty of space for a table and chairs to relax and enjoy the views. The lower level provides an excellent space for indoor and outdoor living. Here is the second fully fitted kitchen with a gas oven, dishwasher, washing machine, fridge-freezer, Junkers hot water heater, terrace heater and a generous relaxation and dining area complete with a hot tub beneath a pergola with a retractable awning. Traditional Spanish-style arches fitted with retractable awnings add character and flexibility to the space. Also on this level is a useful storage room with a separate toilet and sink.

The salt-water swimming pool with Roman steps is located on the lower terrace and can be heated by an electric heat pump for all year round enjoyment. Additional features include a high-quality solar pool cover, solar shower and a pergola with retractable awning providing shade for outside dining or relaxing. Fibre-optic internet, cabled TV & landline telephone are all available. Mains water and electric are connected. Community fees of approximately 61€ are payable monthly for the maintenance of communal areas, LED street lighting, rubbish and garden waste collections, 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 SPAR supermarket, a large swimming pool open to the public from mid-June to mid-September (entrance fee payable), hairdresser, bar and restaurant open all year, tennis courts and petanque. Medical centres, Pharmacies, supermarkets, banks, schools, bars and restaurants are all within a 5 - 10 minute drive away. The new Murcia International Airport located at Corvera is only a

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