



Ref: 1868



**Location:** Mazarron Country Club  
**Type:** Detached Villa  
**Price:** €159,950  
**Bedrooms:** 2  
**Bathrooms:** 1  
**Pool:** Yes

A WELL PRESENTED AND MODERNISED 2 BEDROOM 1 SHOWER ROOM CAPRICHIO VILLA WITH A SWIMMING POOL SITUATED ON A LARGER THAN AVERAGE PLOT FOR THIS STYLE PROPERTY OF 393m2 AT THE MAZARRON COUNTRY CLUB, MURCIA. The property has a fully modernised kitchen and shower room, wood burner and hot/cold air-conditioning together with ceiling fans.

To the front of the property is a tiled driveway and stairs which lead up to a roof terrace with a 3 metre diameter "tower" providing additional flexible space and currently used for storage. The main entrance door opens to a living area which is open plan to the kitchen. The living area has an attractive circular dining area, a feature fireplace with a wood burner and sliding glass doors at the far end which open to a sunny terrace covered by a pretty pergola. The modern fully fitted kitchen has high gloss units with contrasting worktops, electric oven and ceramic hob, fridge freezer and integral microwave. There are 2 double bedrooms off the lounge and both have fitted wardrobes. The shower room has been fully modernised with a cubicle shower, storage sink and toilet.

Outside the swimming pool has Roman steps and is surrounded by a tiled terrace with space for sun loungers and there is a poolside shower. There are separate areas for dining and seating both with retractable awnings and overlooking the swimming pool. There is a wooden shed for storage and a utility area with a washing machine, sink and gas water heater. Mains electricity and water are connected. Piped gas is also connected at this particular property. Cabled fibre-optic internet, TV and land-line internet are all available. Monthly community fees are payable at @ 57€ for maintenance of communal areas and gardens, LED street lights, rubbish collection, 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, 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 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