



Ref: 1883



**Location:** Mazarron Country Club  
**Type:** Detached Villa  
**Price:** €145,000  
**Bedrooms:** 2  
**Bathrooms:** 2  
**Pool:** No

THIS BEAUTIFULLY PRESENTED DETACHED SUE&Ntilde;O STYLE VILLA HAS 2 DOUBLE BEDROOMS, 2 BATHROOMS, SOLARIUM WITH VIEWS OF THE SURROUNDING MOUNTAINS, A WOOD BURNING FIRE AND HOT/COLD AIR-CONDITIONING. THE PROPERTY IS SITUATED ON A PLOT OF 359m2 AT THE MAZARRON COUNTRY CLUB, MURCIA AND IS SURROUNDED BY MATURE GARDENS.

The main entrance door is via an attractive terrace which wraps around the property. The living area has a wood burning fire and is open-plan to the kitchen. From the living area there are 2 double bedrooms with fitted wardrobes. Bedroom 1 has a modern en-suite with cubicle shower, storage sink and toilet. The family bathroom has a full size bath with shower over, sink and toilet. The kitchen is fully fitted with light wood units, electric oven and ceramic hob, fridge-freezer and washing machine. A door from the kitchen leads outside to the wrap around terrace which has comfortable seating areas for sun and shade with retractable awnings to the front and a convenient utility area with a sink and electric hot water heater to the rear. There is a hot and cold air-conditioning unit in the living area together with pre-installation for ducted air-conditioning (compressor unit required). NOTE: an inventory of furniture included in the sale will be supplied when a purchase is agreed.

Outside there are beautiful mature graveled gardens, a wooden gazebo providing a perfect outside dining area with a large stone BBQ and a separate pergola with retractable awning. There is space to install a swimming pool on the plot if required. Steps at the rear of the property lead up to a spacious solarium with wonderful views of the mountains surrounding the urbanization. There is a cupboard for storage under the stairs together with a separate wooden shed and a tiled driveway with car-port to the side. Fibre-optic internet, cabled television and land-line telephone are all available. Mains water and electric are connected. Community fees of 49€ are payable every month for the maintenance of communal areas, LED street lighting, 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



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All details are correct to the best of our knowledge  
Price excludes 8% transfer tax