



Ref: 1900



**Location:** Mazarron Country Club  
**Type:** Detached Villa  
**Price:** €156,000  
**Bedrooms:** 2  
**Bathrooms:** 2  
**Pool:** Yes

\*\*\*360 VIRTUAL TOUR AND INTERACTIVE FLOORPLAN AVAILABLE ON REQUEST\*\*\*

THIS WELL PRESENTED AND DETACHED SUE&Ntilde;O STYLE VILLA IS SITUATED ON AN ELEVATED PLOT OF 300m<sup>2</sup> AT THE MAZARRON COUNTRY CLUB, MURCIA. THE PROPERTY HAS 2 BEDROOMS, 2 BATHROOMS, A SWIMMING POOL, A GOOD QUALITY WINTER GARDEN ROOM, CAR-PORT AND HOT/COLD AIR-CONDITIONING THROUGHOUT.

The main entrance door opens to the winter garden room with sliding doors to the front which can be fully opened in the warmer months. A further door opens to the main living area with a log burning fire and through to the two double bedrooms which both have fitted wardrobes and 1 with an en-suite shower room. The family bathroom has a full-size bath with shower over, sink and toilet. The kitchen is open plan from the living area and is fully fitted with modern white units, contrasting worktops and stainless-steel appliances including fridge-freezer, dishwasher, electric oven with ceramic hob and extractor fan. A door from the kitchen leads to a separate room currently used as a third bedroom and a glazed utility area with additional fitted units, washing machine, sink and electric water heater.

Outside to the rear of the property there are 3 tiled terraces one is on entry level, one is below and there is also a good-sized roof terrace above. All have wonderful views of the mountains surrounding the urbanisation. The swimming pool is located on the private lower terrace and the middle terrace offers the perfect place for outside dining where it is partly covered with a retractable awning. There is also a useful storage cupboard under the roof terrace stairs. To the front of the property is a car port with a wooden shed for additional storage behind. Mains electric and water are connected. Piped gas is also available at this urbanisation together with cabled land-line telephone, TV and internet. Monthly community fees are payable at @ 40€ for the maintenance of communal areas, 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 railway station is located at Corvera and provides direct services to Murcia, Alicante or Alicante.



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