



Ref: 1940



**Location:** Mazarron Country Club  
**Type:** Detached Villa  
**Price:** €179,000  
**Bedrooms:** 2  
**Bathrooms:** 2  
**Pool:** Yes

RARELY AVAILABLE! THIS WELL PRESENTED 2 BEDROOM, 2 BATHROOM DETACHED AND "STRETCHED" CAPRICHIO STYLE VILLA WITH A 12 x 4m SWIMMING POOL AT THE MAZARRON COUNTRY CLUB, MURCIA. THE PROPERTY IS SITUATED ON A SPACIOUS PLOT OF 400m2 AND HAS HOT/COLD AIR-CONDITIONING THROUGHOUT TOGETHER WITH A LARGE MODERN PELLET BURNER IN THE LIVING AREA.

The main entrance door opens to the living area with a feature circular dining space and modern pellet burner. Sliding glass doors to the far end open to a tiled terrace with a pergola and retractable awning at the front of the property. The fully fitted kitchen is open-plan from the lounge and has cherry wood effect units with contrasting granite worktops, electric oven, induction hob and extractor, fridge-freezer and dishwasher. From the living area there are 2 double bedrooms with fitted wardrobes. The master bedroom has an en-suite shower room with a good-sized cubicle shower, sink, toilet and space with plumbing for a washing machine. The second shower room also has a cubicle shower, sink and toilet. Outside the 12 x 4M swimming pool has Roman steps and is surrounded by tiled terraces, mature planting serviced by an automatic irrigation system together with garden lights and there is a poolside shower. There is a pergola with a retractable awning offering a shady dining space. To the front of the property steps lead up to the roof terrace with wonderful views of this beautiful urbanisation and the surrounding mountains. Here there is a 3m diameter "tower" room which is currently used for storage and the solar hot water heating system with electric back-up. The driveway has space for one small vehicle and here there is a useful brick storage room. Camera surveillance is installed at the property entrance images and video can be viewed from anywhere in the world via a smartphone or computer. The free account for this system can be transferred to a new owner if required. Community fees are payable at approximately 60€ per month for LED street lighting, rubbish collection, maintenance of communal areas, garden waste collection, CCTV cameras etc. Mains water, electric and piped gas are all connected to the property. Cabled fibre-optic internet, television and landline telephone are all available. NOTE: our property photos are for marketing purposes contents included will be confirmed when a sale is agreed.

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),



To enquire about this property please call +34 646 692 471

Email: [info@primepropertymurcia.com](mailto:info@primepropertymurcia.com) / Website: [www.primepropertymurcia.com](http://www.primepropertymurcia.com)

All details are correct to the best of our knowledge

Price excludes 8% transfer tax