



Ref: 2021



Location: La Azohia
Type: Detached Villa
Price: €495,000
Bedrooms: 3
Bathrooms: 2
Pool: Yes

THIS STUNNING CONTEMPORARY STYLE 3 BEDROOM 2 BATHROOM DETACHED VILLA WAS COMPLETELY REFORMED TO A VERY HIGH SPECIFICATION IN 2017. SITUATED ON A PLOT OF 1,162m² THE PROPERTY HAS A FABULOUS SALT WATER SWIMMING POOL AND IS SURROUNDED BY MATURE TREES IN THE BEAUTIFUL AREA OF SAN GINES, LA AZOHIA, MURCIA. In addition the property offers 1gbps of contracted fibre internet, a monocrystalline solar panel system capable of reducing energy consumption by 50%, a solar 200 litre water heater with electric back up together with Äirzone thermostatic multi-room air-conditioning throughout and double glazed windows and doors with built in blinds.

Entrance to the property is via a sliding electric gate which opens to an impressive beautifully tiled entrance and driveway with easily maintained gravelled and planted borders, double car port, garage and laundry room, Duramax storage shed and home office with air-conditioning and internet.

The main front door opens to a spacious, open-plan living and dining space with a modern pellet burner. Tri-fold doors open to the attractive covered seating terrace at the front of the property and separate bi-fold doors open to the south facing swimming pool terrace. The kitchen and utility area are fully fitted with white units, contrasting worktops, 2 American style fridge-freezers and Siemens appliances including eye-level ovens, electric hob and extractor. From the living area are 3 double bedrooms all with built in wardrobes. The master suite has a dressing area with en-suite shower room and together with bedroom 2 bi-fold doors opening to the swimming pool terrace. There is also a second separate family shower room.

The property is surrounded by tiled terraces offering seating areas for sun and shade together with a fabulous salt water swimming pool and outside kitchen with built in Grandhall Elite gas BBQ, sink, food preparation area and storage cupboards. There is a poolside shower and separate cloakroom with sink and toilet. Stairs lead up to a large private roof solarium with views of the sea and surrounding mountains. There is also an opportunity to extend the property further within existing planning regulations.

La Azohia has a beautiful beach, bars restaurants and shops whilst remaining unspoilt and very much a traditional fishing village. The larger town of Puerto de Mazarron is within easy reach and provides a large selection of shops, bars and restaurants. The larger historical cities of Cartagena and Murcia are both less than an hour away by car. The airports of Murcia International (Corvera) and Alicante are 45 minutes and 1 hour 10 minutes drive away respectively.



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