



**Ref: 2154**

**Location:** Mazarron Country Club  
**Type:** Detached Villa  
**Price:** €335,000  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Pool:** Yes



THIS MODERNISED, 144m<sup>2</sup> CLASICO ESPAÑOL STYLE DETACHED 3 BEDROOM, 2 BATHROOM VILLA IS SITUATED ON A SPACIOUS PLOT OF 517m<sup>2</sup> AT THE BEAUTIFUL MAZARRON COUNTRY CLUB, MURCIA. THE PROPERTY HAS A SOLAR WATER HEATER & HAS AN 8 X4M SWIMMING POOL WHICH CAN BE HEATED, 2 WINTER GARDEN ROOMS AND DOWNSTAIRS THERE IS A NEW TILED FLOOR, MODERN GAS FIREPLACE AND A NEW KITCHEN AND BATHROOM.

The downstairs accommodation comprises of 2 separate winter garden rooms one to the front of the property and the other overlooking the swimming pool terrace, a spacious living area with modern gas fireplace, a modern fitted kitchen with white units, contrasting worktops, electric oven, gas hob and extractor.

Also a large double bedroom with patio door access to the pool area and a built in wardrobe and a shower room with large shower cubicle, basin and toilet.

Upstairs there are 2 further double bedrooms both with fitted wardrobes and balconies and a bathroom with full size bath and shower over, storage sink and toilet.

Outside the swimming pool has roman steps and can be heated. The majority of the plot is covered with artificial grass and there is plenty of tiled terraces giving a choice of seating areas. To the side of the property is a driveway and space to park a few vehicles and a utility area. Mains water and electric together with piped gas are all available at this urbanisation. Cabled fibre-optic internet, TV and landline telephone are also available at Mazarron Country Club. Community fees are payable monthly at approximately 72€ for the maintenance of communal areas, rubbish collection, street lights, garden waste 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, a supermarket, tennis courts and petanque. Medical centres, Pharmacies, supermarkets, banks, schools, bars and restaurants are all within a 5 - 10 minute 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