



**Ref: 2186**

**Location:** Mazarron Country Club  
**Type:** Detached Villa  
**Price:** €365,000  
**Bedrooms:** 3  
**Bathrooms:** 3  
**Pool:** Yes



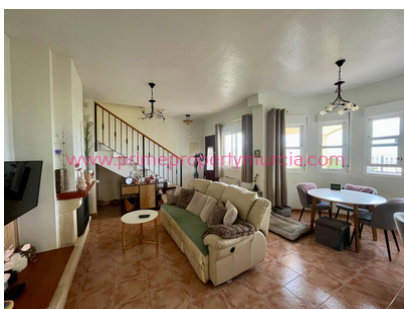
**\*RARELY AVAILABLE!\* THIS FABULOUS 3 BEDROOM, 3 BATHROOM DETACHED PARAISO STYLE VILLA HAS A LARGE FREE-FORM SWIMMING POOL SURROUNDED BY A SUPERB DINING AND ENTERTAINING AREA WITH WONDERFUL VIEWS OF THE SURROUNDING MOUNTAINS AND IS SITUATED ON AN ELEVATED PLOT OF 516m<sup>2</sup> AT THE POPULAR MAZARRON COUNTRY CLUB, MURCIA. THE PROPERTY ALSO HAS AN INDEPENDENT WINTER GARDEN OR GUEST ANNEX, A SPACIOUS LIVING AREA, HOT + COLD AIR CONDITIONING THROUGHOUT AND A SECURE TILED DRIVEWAY APPROXIMATELY 12 METRES LONG.**

Entrance to the property is through the driveway gates or the pedestrian gate and pathway with mature planting to a front terrace with traditional Spanish arches and fabulous views of the surrounding mountains. The front door opens to a spacious living and dining area with electric fireplace and is open plan to the fully fitted kitchen and utility area. The kitchen is equipped with an eye level integral oven and microwave, separate electric hob with extractor, dishwasher, large American fridge freezer and washing machine. Doors from the kitchen open to the swimming pool terrace. Downstairs are 2 double bedrooms with fitted wardrobes and a large shower room with cubicle shower, modern sink and toilet. A staircase from the living area leads up to the primary double bedroom also with fitted wardrobes and a modern en suite shower room. Doors from the bedroom open to a large wrap around balcony with a small food preparation area with sink. Here there are stunning views of the surrounding countryside.

Outside is a large free-form swimming pool surrounded by a fabulous entertaining area with a fitted food preparation area and storage, separate winter garden or guest annex with "glass curtains" which fully open to the terrace. Here there is also a third shower room adjacent to the terrace, an electric water heater and a further separate terrace to the rear of the property. To the side is a wooden shed for storage and a tiled driveway approximately 12 metres long.

Cabled fibre-optic internet, TV and landline telephone are all available. Mains water and electric are connected and piped gas is also available at the urbanisation. Community fees are payable per month at approximately 80€ for the maintenance of communal areas, LED street lights, rubbish and garden waste collections, 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, SPAR supermarket, hairdresser, tennis courts and petanque. Murcia International Airport is



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All details are correct to the best of our knowledge

Price excludes 8% transfer tax