

DV1360: 5 Bedroom Villa for Sale in Playa Marques, Almería

445,000€ ≈£381,045



Casa Lorca is a lovely villa situated on Playa Marques which is one of the best beaches in the area. It is nicely located facing the sea on a small private road of similar properties beautifully lined with palm trees leading to the large quiet communal pool set in a garden which has direct access onto the beach. This is a spacious, air-conditioned property which offers good accommodation on three levels.

The villa was built in 2003 and is well presented throughout. The vendor who only uses it for a few weeks a year as a holiday home has owned it from new and has carefully looked after and maintained it so that it is in excellent condition. On the ground floor is a large sun/dining terrace with (new) sun awning which has the feel of an outside room. The front door opens onto the entrance hallway and there is large living room with open fireplace, a well fitted kitchen (the washing machine, dishwasher and fridge-freezer are new) with outside service patio, a double bedroom with fitted wardrobes and adjoining bathroom. Outside is a small flower-filled garden, car port and parking area. On the first floor is the master bedroom with fitted wardrobes, en-suite bathroom and large sun terrace with sea view and a further double bedroom again with fitted wardrobes, en-suite bathroom and sea view. Above is a small solarium with sea view. On the lower ground floor (which has natural light) is a large living room, two double bedrooms, bathroom with large walk-in shower and utility room. The advantage of this part of the house is that it feels self-contained and so is good if you have guests who would like a little privacy or perhaps children who want their own space.

Casa Lorca is fully furnished and equipped to a high standard and, subject to separate agreement on the purchase of the contents, could be ready to move into if desired. This property is in a quiet location on a lovely beach and is perfect for residential or holiday use and/or to provide a good rental income. All amenities are nearby. If you know the area you may agree this is one of the best up-market developments on one of the best parts of the beach. If you don't know the location we suggest you come and see for yourself. There are few beachfront properties available of this quality in such a good

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| ✓ 5 Bedrooms | ✓ 4 Bathrooms | ✓ 191m ² Build size |
| ✓ 350m ² Plot size | ✓ Communal Pool | ✓ Furniture negotiable |
| ✓ Air Conditioning | ✓ Terrace | ✓ Roof Solarium |
| ✓ Communal Pool | ✓ Near a Golf Course | ✓ Private Garden |
| ✓ Sea Views | ✓ 2 mins walk to a Beach | ✓ 5 mins drive to the Shops |
| ✓ Community Fees: 852.00€ Annually | ✓ IBI (Property Rates): 754.00€ Annually | ✓ Rubbish Collection: 35.95€ Every 3 months |