

**DV1486: 4 Bedroom Villa for Sale in Mojácar, Almería**

**395,000€** ≈£338,231



**Calle Picasso:** A substantial family residence that is well situated in a nice area of Mojácar Playa that is close to amenities. The property is constructed over two levels and has a number of good sized rooms which could easily be re-configured to suit most requirements. There are at least 4 bedrooms and 3 bathrooms, numerous terraces including access to the roof, 2 reception rooms, 2 kitchens and a study. Most of the rooms have air conditioning and there are two fireplaces. In addition there is a private swimming pool and an independent garage.

**Local Area**

Mojácar, where the sun shines 320 days of the year, has much to offer for the tourist and resident, with 14 kilometres of sandy, uncluttered beaches, and a backdrop of spectacular mountains which are abundant in flora and fauna. It is known throughout Spain as the Corner of Enchantment for its unique character and micro-climate. Although only a small seaside town Mojácar offers 2 quality links golf courses and several other golf courses are only a short drive away.

There is no high-rise building to obscure the sea or the views, nor will there be; earlier edicts have ensured that this lovely area will remain as natural as possible. It is for this reason that Mojácar is known as the 'Corner of Enchantment'. Located on the south-east coast of Andalusia, and surrounded by designated areas of natural beauty, Mojácar is an ideal venue which offers solitary beaches, restaurants, trendy chiringitos-beach bars, street cafés, shops, and many sporting facilities. Mojácar and all its surrounding towns and villages have their individual street markets where everyone can enjoy local cuisine, tradition, colour – and the REAL Spain!

Situated only an hours drive from Almeria international airport and 1.5 to 2.5 hour drive to the airports of Murcia and

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|-------------------------------|---------------------------------------------|------------------------------------------------|
| ✓ 4 Bedrooms                  | ✓ 3 Bathrooms                               | ✓ 172m <sup>2</sup> Build size                 |
| ✓ 500m <sup>2</sup> Plot size | ✓ Private Pool                              | ✓ Air Conditioning                             |
| ✓ Terrace                     | ✓ Roof Solarium                             | ✓ Fireplace / Woodburner                       |
| ✓ Closed Garage               | ✓ Near a Beach                              | ✓ Near a Golf Course                           |
| ✓ Private Garden              | ✓ Sea Views                                 | ✓ 5 mins drive to a Beach                      |
| ✓ 5 mins drive to the Shops   | ✓ IBI (Property Rates): 688.18€<br>Annually | ✓ Rubbish Collection: 39.48€ Every 3<br>months |