

## DV1557: 3 Bedroom Villa for Sale in Mojácar, Almería

**450,000€** ≈£387,248



**Vista de Los Angeles:** Superbly modern, stylish villa with excellent presentation situated in one of the best areas of Mojácar. It is located less than 200 meters to the beach and offers both sea and mountain views. The fully walled plot has electric gates at the entrance, well manicured garden borders surround the property and there is an 8 x 4 private swimming pool.

The property comprises at ground level; entrance hallway with stairs to the upper floor and stairs to the integral garage below, sitting room with double patio doors at each end opening onto a terrace, a newly installed fully equipped kitchen, cloakroom and a linen cupboard. From the kitchen and the sitting room there is direct access to the swimming pool terrace. The sitting room has reversible air conditioning, triple aspect windows and a integrated wood burner.

A half stair case from the entrance hallway takes you to a bedroom with built in wardrobes, air conditioning and Juliette balcony. This double bedroom has an en-suite bathroom with bath and shower over.

A switchback or U turn staircase takes you to the upper floor and here there are two double bedrooms, both with sea views and access to a terrace. One of these bedrooms has air conditioning, and you have a further bathroom with walk in shower.

The property has pre-installation for gas central heating, the kitchen has all new appliances and a new boiler has recently been installed.

### 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

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|--------------------------------|---------------------------------|--------------------------|
| ✓ 3 Floors                     | ✓ 3 Bedrooms                    | ✓ 3 Bathrooms            |
| ✓ 152m <sup>2</sup> Build size | ✓ 500m <sup>2</sup> Plot size   | ✓ Private Pool           |
| ✓ Furniture negotiable         | ✓ Air Conditioning              | ✓ Awnings                |
| ✓ Closed Garage                | ✓ Electric Gates                | ✓ Fireplace / Woodburner |
| ✓ Fly Screens                  | ✓ Mojácar Pueblo Views          | ✓ Mountain Views         |
| ✓ Near a Beach                 | ✓ Near a Golf Course            | ✓ Sea Views              |
| ✓ Solarium                     | ✓ Terrace                       | ✓ 5 mins walk to a Beach |
| ✓ 5 mins walk to the Shops     | ✓ IBI (Property Rates): 678.44€ |                          |