

## DV1558: 3 Bedroom Villa for Sale in Mojácar, Almería

**454,000€** ≈ £390,690



**Cañada Aguilar:** We are pleased to offer for sale a beautifully maintained and nicely decorated property with 3 beds and 2 baths. This detached property is constructed over one level with a closed garage and private pool. From the roof terrace you have views of the sea, and the mountains.

The property comprises a hallway with a large window looking out onto the courtyard, dining room with an archway leading to the large and well fitted kitchen, living room with air conditioning and pellet burner and with double patio doors to the courtyard, principal bedroom with en-suite bathroom, two further double bedrooms and a guest bathroom.

From the courtyard there is a staircase to the roof terrace.

All 3 bedrooms have built in wardrobes and air conditioning

The property has been re-wired, re-tiled and re-plumbed.

The internal door frames are wood effect aluminium so never need to be painted.

The property has been insulated.

There is an outside shower at pool side.

The pool area is very private and not over-looked.

### 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.

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|-------------------------------|----------------------|--------------------------------|
| ✓ 3 Bedrooms                  | ✓ 2 Bathrooms        | ✓ 146m <sup>2</sup> Build size |
| ✓ 400m <sup>2</sup> Plot size | ✓ Private Pool       | ✓ Furniture negotiable         |
| ✓ Disabled Friendly           | ✓ Air Conditioning   | ✓ BBQ                          |
| ✓ Bungalow                    | ✓ Closed Garage      | ✓ Disabled Access              |
| ✓ Mojácar Pueblo Views        | ✓ Mountain Views     | ✓ Near a Beach                 |
| ✓ Near a Golf Course          | ✓ Orientation South  | ✓ Private Garden               |
| ✓ Private Pool                | ✓ Private Terrace(s) | ✓ Sea Views                    |
| ✓ Solar for Water             | ✓ Solarium           | ✓ Store Room                   |