

## DV1565: 3 Bedroom Villa for Sale in Mojácar, Almería

**495,000€** ≈£425,972



**Calle Miguel Hernandez:** A very nice detached villa situated on a larger than average plot of 1029 m<sup>2</sup>, which could be further developed subject to the required permissions. There are electric gates at the entrance to this property and as well as the large property there is an indoor heated swimming pool with shower and toilet facilities. There are good sea and mountain views, lots of terraces and good outside space plus lots of storage.

The property comprises on the ground floor entrance hallway, half circle living room leading to a small room used as an office, living room with fireplace and covered terrace off, kitchen with utility room off, integral garage opening up onto a patio.

A staircase to the upper level and you have two double bedrooms and a bathroom.

A further short staircase takes you to the upper floor with the master bedroom, en-suite bathroom, small kitchen and a lovely terrace.

All of the bedrooms have built in wardrobes.

This is a great opportunity to purchase a good-sized villa in a good location with enormous potential.

### 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

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|---------------------------------|--------------------------------------|----------------------------|
| ✓ 2 Floors                      | ✓ 3 Bedrooms                         | ✓ 2 Bathrooms              |
| ✓ 195m <sup>2</sup> Build size  | ✓ 1,029m <sup>2</sup> Plot size      | ✓ Private Pool             |
| ✓ Furnished as per inventory    | ✓ Disabled Friendly                  | ✓ Closed Garage            |
| ✓ Closed Terrace                | ✓ Electric Gates                     | ✓ Fireplace / Woodburner   |
| ✓ Heated pool                   | ✓ Mountain Views                     | ✓ Near a Beach             |
| ✓ Private Garden                | ✓ Sea Views                          | ✓ Store Room               |
| ✓ Terrace                       | ✓ 5 mins walk to a Beach             | ✓ 5 mins walk to the Shops |
| ✓ IBI (Property Rates): 872.80€ | ✓ Rubbish Collection: 39.48€ Every 3 |                            |