

## DV1569: 3 Bedroom Villa for Sale in La Parata (Mojácar), Almería

**349,950€** ≈£301,149



**La Parata:** Built in 1989 this traditional 3 bed villa is located in an excellent area of the Parata. So located to maximise on the sea and mountain views. It offers east and west facing terraces positioned ideally to appreciate sun rises and sunsets. It offers spacious accommodation over 2 levels with high ceilings so the heat can rise on those hotter days. You enter into the hallway and from here you have the kitchen, separate dining room with dual aspect windows allowing for views and natural light from more than one direction, living room and a cloakroom. The living room has a working fireplace and patio doors to the terrace. All of the rooms on this level offer lovely sea views. There is a staircase leading from the living room to the lower level where you have the principal bedroom and recently updated en-suite bathroom, two further double bedrooms and a recently updated guest bathroom. The principal bedroom has a Juliette balcony off and one of the bedrooms has access to the lower terrace. This is a very nice property with a lovely light bright airy feel, with lots of good usable outside space, super sea and mountain views and a closed garage.

There is a communal pool for use by residents and it is located close to the property. Membership costs 500€ per year.

### 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

- |                                |                                |                                     |
|--------------------------------|--------------------------------|-------------------------------------|
| ✓ 2 Floors                     | ✓ 3 Bedrooms                   | ✓ 3 Bathrooms                       |
| ✓ 172m <sup>2</sup> Build size | ✓ 819m <sup>2</sup> Plot size  | ✓ Communal Pool                     |
| ✓ Furnished as per inventory   | ✓ Closed Garage                | ✓ Fireplace / Woodburner            |
| ✓ Mountain Views               | ✓ No Pool                      | ✓ Orientation East                  |
| ✓ Orientation West             | ✓ Private Garden               | ✓ Private Terrace(s)                |
| ✓ Sea Views                    | ✓ Store Room                   | ✓ 5 mins drive to a Beach           |
| ✓ 5 mins drive to the Beach    | ✓ JPL (Property Dates) 586-016 | ✓ Rubbish Collection 20-48€ Every 2 |

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