

# THINK PROPERTY...

# THINK PRICE BROWN

PROPERTY SALES, MANAGEMENT & RENTALS

**PRICE  
BROWN**  
PARTNERSHIP  
ESTABLISHED 1986

## LV786: 3 Bedroom Townhouse for Sale in Mojácar, Almería

**149,500€** ≈£136,558



**Los Albaricos** : Build in 1973 this SouthEast facing town house offers spacious living accommodation over two levels. Originally two properties but a well done reformation has combined the two to form one well presented and comfortable property. It comprises on the ground floor; entrance with fly screens, large living room with free-standing wood burner, ceiling fans and designated dining area, a good sized kitchen with a full compliment of units and appliances, a double bedroom with ceiling fan and a family bathroom with jacuzzi bath and separate shower. Stairs from the living room lead to the first floor where you have the master bedroom with air conditioning / heating, built in wardrobes, en-suite shower room and patio doors to the huge terrace, a further double bedroom with ceiling fan and built in wardrobes. Also on this floor is a small room with an external window currently used as an office. In addition there is under-stair storage, fibre optics, fly screens throughout, external communal storage room, and easy off road parking. From the terrace you have a small sea view and it is an easy walk to the beaches, bars and restaurants. The community comprises just 13 owners.

### Local Area

Mojácar, where the sun shines 320 days of the year, has much to offer for the tourist and resident,

- |                             |                          |                                 |
|-----------------------------|--------------------------|---------------------------------|
| ✓ 3 Bedrooms                | ✓ 2 Bathrooms            | ✓ 120m <sup>2</sup> Build size  |
| ✓ No Pool                   | ✓ Air Conditioning       | ✓ Fire place / Woodburner       |
| ✓ Near a Beach              | ✓ Parking                | ✓ Private terrace               |
| ✓ Sea Views                 | ✓ Store Room             | ✓ 10 mins walk to a Beach       |
| ✓ 10 mins walk to the Shops | ✓ Community Fees: 80.00€ | ✓ IBI (Property Rates): 276.00€ |

Tel: (+34) 950 478 915

[www.pricebrown.com](http://www.pricebrown.com)

Email: [sales@pricebrown.com](mailto:sales@pricebrown.com)

Paseo de Mediterraneo, 171, Mojácar 04638 Almería