

## LV829: 2 Bedroom Townhouse for Sale in Mojácar, Almería

**195,000€** ≈£166,745



**Rincon de la Bahia:** We are pleased to offer for sale a well-presented and well-maintained townhouse in this lovely community very close to the beach, bars, and restaurants. Constructed over 2 floors, it has a build size of xx plus a large terrace at the front of the property and another from the main bedroom. At the front of the property, you have a good-sized communal garden the current owners choose to look after. The property is south facing. It comprises on the ground floor a living room / dining room with an open plan and a newly installed kitchen, cloakroom and a utility room/workshop/study. A marble staircase leads to the first floor and here you have two double bedrooms with built-in wardrobes and ceiling fans. One of the bedrooms has access to the terrace. Another room borrows light from the main bedroom so acts as a 3rd bedroom for occasional use. Also on this level the main bathroom with walk-in shower. The doors and windows have fly screens and there is air conditioning in the living room and both of the bedrooms. The complex benefits from a communal pool nicely positioned in a grassy area perfect for relaxing and enjoying the climate. There is a small sea view from the lower terrace and a big sea view from the first floor terrace.

The entire complex is due to be painted October 2023.

### 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

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|------------------------------------------|------------------------------------------|---------------------------------------------|
| ✓ 2 Floors                               | ✓ 2 Bedrooms                             | ✓ 2 Bathrooms                               |
| ✓ Communal Pool                          | ✓ Disabled Friendly                      | ✓ Air Conditioning                          |
| ✓ Communal Pool                          | ✓ Community garden                       | ✓ Mountain Views                            |
| ✓ Near a Beach                           | ✓ Near a Golf Course                     | ✓ Off Street Parking                        |
| ✓ Private Terrace(s)                     | ✓ Sea Views                              | ✓ Store Room                                |
| ✓ Terrace                                | ✓ 5 mins walk to a Beach                 | ✓ 5 mins drive to the Shops                 |
| ✓ Community Fees: 190.62€ Every 3 months | ✓ IBI (Property Rates): 176.57€ Annually | ✓ Rubbish Collection: 39.48€ Every 3 months |