

THINK PROPERTY...

THINK PRICE BROWN

PROPERTY SALES, MANAGEMENT & RENTALS

PRICE
BROWN
PARTNERSHIP
ESTABLISHED 1986

LV829: 2 Bedroom Townhouse for Sale in Mojácar, Almería

195,000€ ≈£162,299



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

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

Tel: (+34) 950 478 915

www.pricebrown.com

Email: sales@pricebrown.com

Paseo de Mediterraneo, 171, Mojácar 04638 Almería