

## LV834: 2 Bedroom Townhouse for Sale in Mojácar, Almería

169,000€ ≈£144,618



**Calle Aleixandre:** Traditional spanish property in a well located area of Mojacar with potential to extend in line with the three neighbouring properties. Situated in a cul-de-sac with parking available, this property is ripe for renovation. There is a terrace at the front and a terrace and garden to the rear. It comprises open plan living room / dining and kitchen, two bedrooms and a bathroom.

There are no community fees

### 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 on the south-east coast of Andalusia, and surrounded by designated areas of natural beauty, Mojácar is an ideal venue which offers solitary beaches, restaurants, trendy chiringitos-beach bars, street cafés, shops, and many sporting facilities. Mojácar and all its surrounding towns and villages have their individual street markets where everyone can enjoy local cuisine, tradition, colour – and the REAL Spain!

Situated only an hours drive from Almeria international airport and 1.5 to 2.5 hour drive to the airports of Murcia and Alicante. Mojácar has excellent motorway access and in the next few years will be served by the AVE high speed train from

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|---|--|-------------------------------|
| ✓ 2 Bedrooms                                | ✓ 1 Bathroom                                   | ✓ 60m <sup>2</sup> Build size |
| ✓ Room for a Pool                           | ✓ Disabled Friendly                            | ✓ Allocated Parking           |
| ✓ Bungalow                                  | ✓ Fly Screens                                  | ✓ Ground Floor                |
| ✓ Near a Beach                              | ✓ Private Garden                               | ✓ Room for a pool             |
| ✓ Terrace                                   | ✓ 5 mins walk to a Beach                       | ✓ 5 mins walk to the Shops    |
| ✓ IBI (Property Rates): 199.74€<br>Annually | ✓ Rubbish Collection: 39.48€ Every 3<br>months |                               |