

# THINK PROPERTY... THINK PRICE BROWN

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## LV857: 3 Bedroom Townhouse for Sale in Mojácar, Almería

245,000€ ≈£213,346



**Valle de la Palmera:** Nicely situated 3-bed townhouse in Calle Guardia Vieja close to the beach, the bars & restaurants. This East facing property has some perfect outside space; a large terrace leading from the living room, a roof terrace, a large terrace leading from the main bedroom and a rear terrace leading from the kitchen. There are sea views from most of the rooms in this property.

The property comprises at entrance level; open-plan living room / kitchen & dining room, cloakroom, bedroom with double aspect windows & shower room. A staircase to the first-floor where you have two further double bedrooms with built-in wardrobes. One of the bedrooms has a terrace off, and the large family bathroom. A staircase from the landing takes you to the roof solarium.

In addition, there are fly screens on the windows, a fireplace in the living room and a closed garage of 26m<sup>2</sup>.

A super residence for full-time living and perfect for vacations.

- Excellent sea views
- Lots of usable outside space
- Perfect location to enjoy all the amenities

### 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

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|--------------------------------|----------------------------------|---|
| ✓ 2 Floors                     | ✓ 3 Bedrooms                     | ✓ 2.0 Bathrooms                             |
| ✓ 115m <sup>2</sup> Build size | ✓ Communal Pool                  | ✓ Furniture negotiable                      |
| ✓ Closed Garage                | ✓ Fireplace / Woodburner         | ✓ Fly Screens                               |
| ✓ Near a Beach                 | ✓ Orientation East               | ✓ Private Terrace(s)                        |
| ✓ Sea Views                    | ✓ Solarium                       | ✓ 2 mins walk to a Beach                    |
| ✓ 2 mins walk to the Shops     | ✓ Community Fees: 72.50€ Monthly | ✓ IBI (Property Rates): 350.28€<br>Annually |

Tel: (+34) 950 478 915

www.pricebrown.com

Email: sales@pricebrown.com

Paseo de Mediterraneo, 171, Mojácar 04638 Almería