

# THINK PROPERTY...

# THINK PRICE BROWN

PROPERTY SALES, MANAGEMENT & RENTALS

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ESTABLISHED 1986

## LV858: 2 Bedroom Townhouse for Sale in Mojácar, Almería

275,000€ ≈£231,861



**Las Ventanicas:** Situated close to the best beaches we are delighted to offer for sale an end terrace townhouse with the most incredible sea views. The end property of 5 similar properties you can walk to the beach in just a couple of minutes. The current owner has completely refurbished the property which now has new flooring throughout, new electrics, new kitchen, new utility room new air conditioning units. The plot is of a good size and there is room at the rear of the property for a small pool, or plunge pool. At the front of the property is a large garden area currently paved but with enormous potential to create a lovely garden. There is a very usable roof solarium with even better views.

The property comprises at ground level; open-plan living room / dining room / kitchen, cloakroom and utility room. A staircase to the first floor where you have two double bedrooms with air conditioning and a modern bathroom. A staircase from one of the bedrooms leads you to the roof solarium.

An early viewing is recommended for this beautiful property.

### 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

- ✓ 2 Floors
- ✓ 80m<sup>2</sup> Build size
- ✓ Furniture negotiable
- ✓ Off Street Parking
- ✓ Room for a pool
- ✓ Store Room
- ✓ 2 mins walk to the Beach
- ✓ 2 Bedrooms
- ✓ 214m<sup>2</sup> Plot size
- ✓ Air Conditioning
- ✓ Orientation South
- ✓ Sea Views
- ✓ Terrace
- ✓ IBI (Property Taxes): 204.78€
- ✓ 1.5 Bathrooms
- ✓ No Pool
- ✓ Near a Beach
- ✓ Private Terrace(s)
- ✓ Solarium
- ✓ 2 mins walk to a Beach
- ✓ Rubbish Collection: €1.40€ Every 2

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