

## 3 Bedroom Villa for Sale in Mojácar

349,500€



This is a fantastic Villa in a prime location. It is located close to all services and amenities. Positioned next to the Campo yet 3 minutes walk to the beach in Calle Alberti, in the El Cantal area of Mojácar.

Consisting of three bedrooms and one family bathroom, the house is distributed over one floor for lateral living however accessed by a few steps. The generous 447m<sup>2</sup> plot has 112m<sup>2</sup> of living space with a double garage and terraced gardens, with citrus, established bougainvillea's and a great selection of palm trees. There is ample space to install a private swimming pool if required.

The property has two remote controlled entrances, one directly to the double garage area and a pedestrian entrance for the villa. On the southeast there is a covered terrace which leads to the generous lounge with feature wood burning stove. The galley style kitchen is fully equipped, with excellent countertop space, it is bright with access to the gardens on one end and on the other a floating conservatory which is currently used as an office/dining area. The property has A/C units throughout with a hallway providing access to the double guest bedroom, a smaller single guest bedroom, a full family bathroom and the principal bedroom with fitted wardrobes. There is sea views from the east windows.

For all day sunshine, the rooftop solarium offers both sea and natural park views. The house is private and gated throughout so ideal for pets or children. The benefit of the large garage which could easily be converted into a self contained 1 bed unit, adds to increasing its potential. The villa with sun all day on the terraces so ideal for summer and winter use.

It has a lot of extras such as upgraded windows. This is a fine example of a "Forever home".

The property is in an excellent location on Mojácar beach with easy access to the beach, local shops & many good restaurants.

Who We Are

- **Video Tour available**
- **112m<sup>2</sup> Build size**
- **Room for a pool**
- **Internet**
- **3 Bedrooms**
- **465m<sup>2</sup> Plot size**
- **A/C in bedrooms**
- **Solarium**
- **1 Bathroom**
- **Swimming pool**
- **Ground floor**
- **Furniture Negotiable**