



Villa  
 3 bedrooms  
 3 bathrooms  
 🏠 251 m²  
 🏠 452 m²  
 🏠 Private  
 EPC Consumption: E  
 EPC Emissions: D

**REF: ME 2603**

## Mojacar

**€399,000**

Fabulous south facing villa with impressive views of the Sierra Cabrera mountains and the Mediterranean Sea for sale in Mojacar, Almeria, Andalusia with a pool, gardens and large garage.

### Overview

This villa is located in a prime area of Mojacar Playa, a quiet residential zone, a 10-minute walk from the beach as well as restaurants and bars. The large garage and storeroom are at street level and the entrance to the villa is up a flight of stairs, above the garage. The entire property is south facing which ensures all day sun and the views are open and uninterrupted. The villa has various porches plus lots of gardens in which to enjoy the sun at any time of the year. The main living areas are on the ground floor as well as two bedrooms and bathrooms; the master bedroom is on the first floor.

### Layout

Ground floor: On this level you have the main living areas which include the kitchen, the sitting room, the dining room, a utility room, two bedrooms and two bathrooms.

From street level, you enter the property via iron gates that lead into a small courtyard with access to the side door of the garage and to the storeroom. External stairs lead up to the gardens and front door. At the front of the villa is a covered terrace with a table and chairs for alfresco dining and a cupboard for storage. The front door opens into a hallway with doors leading to the sitting room, kitchen and bedrooms. The separate kitchen is fully fitted and equipped with 2 electric wall ovens, gas hob, fridge-freezer and dishwasher. There is a door to the rear garden that connects to the pool area and to

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the garden on the other side of the villa, as well as to a utility room with washing machine and storage area. The spacious sitting—dining room has a fireplace and several windows from which to enjoy the amazing views.

On this floor there are two double bedrooms, one with doors opening onto the front garden. You can admire the impressive views directly from the bed! The other bedroom looks out to the pool and rear garden, both have built-in wardrobes and ceiling fans. There is a bathroom with bath and another bathroom with a shower both with windows for light and ventilation. In the hallway there cupboards for plenty of extra storage. One of the cupboards has the water heater.

First floor: Here we have the main, very large, bedroom with windows opening onto the terrace at the front. The master bedroom has several wardrobes (including a built-in safe), an air conditioning unit and a full en suite bathroom. There is a separate water heater in the cupboard. To the side of the bedroom is a further enormous terrace for enjoying the views.

#### External areas

There is a swimming pool and a porch for dining next to it. Outside shower at rear of the property. This porch can be accessed by the back door of the kitchen. Gardens surround the villa on all sides. The front porch and the porch by the pool together measure 48m<sup>2</sup>. The garage on the street level is big enough to include a workshop and the pool pump. The storeroom has a built-in bar and an extra fridge-freezer for the summer months. The combined areas of the garage and storeroom measure 47m<sup>2</sup>.

#### Sale includes:

Fully furnished and white goods. Safe in the wardrobe. Air conditioning in the master bedroom. Mosquito nets in the bedrooms and living room.

#### Location

For the precise location, see the pin on Google maps above.

#### Airports

Almeria airport is a 45-minute drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 45 minutes.

#### 4 Golf Courses

Mojacar: Marina de la Torre, Vera: Valle del Este, Cuevas de Almanzora: Desert Springs, Pulpi: Aguilon Golf.

The indicated price does not include the taxes and expenses derived from the sale (ITP at the current tax rate, notary, registration and lawyer fees). We remind you that as a consumer you have the right to be informed and given the corresponding informative documentation, depending on the case, based on

the provisions of Decree 218/05 of 11 October which regulates the Regulations on Consumer Information in the sale and rental of housing in Andalusia.

#### About Us

Mojacar Estates have been running successfully as an independent property sales and holiday rentals agency since 1982. Our dedicated team, who have all been working within this industry for more than 20 years, offer a professional and knowledgeable service to our clients. Our team speaks fluent Spanish, English and German. We offer properties for sale and rental in Mojacar and surrounding areas of Almeria, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos and San Juan de los Terreros.

#### Approximate running costs

Yearly council rates (IBI) - €518.19

Quarterly rubbish collection - €39.48



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