



Villa
 4 bedrooms
 3 bathrooms
 + Cloakroom / WC
 🏠 337 m²
 🏠 182 m²
 🏠 Private

REF: ME 2688

Carboneras

€339,000

Phenomenal designer villa distributed on three floors for sale in “El Llano de Don Antonio” in Carboneras, Almeria, Andalusia, only a 5-minute drive to the sea.

Overview

This contemporary villa has been built on three levels with a semi-basement, ground and first floors, all made with excellent quality materials and decorated to a very high standard. The large windows allow plenty of sunshine into the property and maximum comfort and design have been thought of, including a cinema room. There is a large terrace on the upper level and a terrace and pool area on the lower level. The villa is a short drive from the beaches of Carboneras and Agua Amarga as well as the rest of the Cabo de Gata natural park.

Layout

Ground floor: 97m2 (80m2 usable area). Stairs take you up to the pool area from street level and crossing the terrace you come to the main entrance of the property. You walk into a hall followed by the large open plan living-dining room with the kitchen on the left-hand side and floating stairs that lead up to the first floor. The living-dining room has large sliding windows that open onto the pool and terrace. There is a feature fireplace in the middle of the room that can be enjoyed from both sides. Large sliding doors separate the very modern kitchen from the living area. The kitchen is fully fitted with floor to ceiling units on one side and an island in the middle with a long breakfast bar. There is an integrated wall oven and microwave, electric hob and double size fridge-freezer with an ice maker. Patio doors open from the kitchen to the terrace, which has a dining table and chairs. There is a cloakroom / WC on

sales@mojacarestates.com

+34 950 478 935

<https://mojacarestates.com/2688>

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this floor.

First floor: 88m2 (74m2). 3 bedrooms and 2 bathrooms. The main bedroom has large windows opening onto the sun terrace, a fully fitted dressing room and a full ensuite bathroom with a bath, bidet, toilet and double basins. The second and third bedrooms are presently used as another dressing room and an office. The shared bathroom has a walk-in shower and a window for ventilation. All the bedrooms have ceiling fans and built-in wardrobes. A second terrace can be accessed from the corridor.

Semi-basement: 152m2 (135m2). 1 bedroom and 1 bathroom. There is a double garage and a long room with access via internal stairs. The room has been converted into a very cool cinema with an automatic screen. Behind this screen is the spare room with a double bed for guests and windows looking out to the front. There is a bathroom with a walk-in shower. Plus another room / lounge area.

External areas: Upper terraces. Lower terrace including a small pool with a cover and built-in flower beds.

Sale includes: Furnished. "Ring" alarm. Video entry phone. Electric garage door. Solar hot water. Electric water heater. Fireplace.

Location

On the above Google map click on enlarge map and the exact location of the property for sale in El Llano de Don Antonio in Carboneras, Almeria, Andalusia is marked with the blue pin. Carboneras is a 5 minute drive away with shops, banks, supermarkets, restaurants and bars as well as beaches. The famous "Playa de los Muertos" is also a 5-minute drive away.

Airports

Almeria airport is a 35 minute drive, Murcia airport is a 1 hour 30 minute drive, Alicante airport is 2 hours away and Malaga airport is 2 hours 30 minutes away.

Golf Courses

Mojacar: Marina de la Torre, Vera: Valle del Este, Cuevas de Almanzora: Desert Springs, Aguilas: Aguilón 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) - €387.19

Quarterly rubbish collection - €39.48

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