





Villa

4 bedrooms

4 bathrooms

 340 m<sup>2</sup>

 710 m<sup>2</sup>

EPC Consumption: F

EPC Emissions: E

**REF: MV 2728**

**Mojacar**

**€999,999**

Large east facing 4-bed / 4-bath frontline Villa set on a freehold plot across the road from the beach and with all services and amenities nearby.

The freehold frontline plot where the Villa is located measures 710 mts<sup>2</sup> and has a total built area of 340 mts<sup>2</sup> distributed as follows: ground floor: covered terrace with a bar area, a very large open plan reception / celebration hall with a bathroom – due to the sheer size this space could be converted into another property. At this level there is also a large lobby with doors to the back patio / courtyard and with a stairwell leading to the upper level. The courtyard has a built in BBQ, storeroom and toilet. At the ground level there is also a double big enough for two cars. The upper level is divided between an entrance hall, bedroom, kitchen with laundry area, utility area and cloakroom, a large living / dining room with great sea views, large sea facing terrace, hallway, 3 double bedrooms with fitted wardrobes and their own terraces and 2 bathrooms. The massive roof terrace offers 360° views and is accessed via an exterior flight of stairs starting from the terrace off one of the bedrooms. The property also benefits from a chimenea in the lounge, fitted ceiling fans, several terracing areas, etc.

The Villa is suitable for either full time living or simply a holiday place to unwind or due to its location it could even be converted – subjected to planning - to a commercial property due to its central location. Those wishing a private swimming pool could also have one installed as there is ample space for one to be built on the plot subject to the relevant planning permissions, etc. Virtual viewing is also available.

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