



Villa
 3 bedrooms
 2 bathrooms
 🏠 248 m²
 🏠 5,163 m²
REF: ME 2769

Mojacar

€299,000

Charming Countryside property with Studio and Garden Oasis in Mojacar, Almeria, Andalusia with a large garage.

Overview:

This lovely villa is just a 6-minute stroll from the fuente area of the old town of Mojacar with its assortment of bars and restaurants. The sandy shores of the beach are a leisurely 20-minute walk away. Boasting a lush garden with flourishing orange trees, a spacious driveway, and a versatile studio, this property combines comfort, convenience, and creative potential.

Layout:

There is an open plan sitting- dining room-kitchen with a log burner. The kitchen is fitted and equipped in a country style. Next to the kitchen is a practical utility room. The expansive 45m2 conservatory, cleverly converted from the south-facing terrace, provides wonderful views of the countryside and the Mojacar village. Here, you can enjoy the outdoors year-round, thanks to its large windows that can be opened to let nature in.

The utility area behind the kitchen provides access to the rear of the property, where you'll find a generously sized studio, perfect for a home office, art studio, or any creative endeavor. Additionally, there's another charming sitting area and a convenient storage room to the left.

Continuing inside the main house, a hallway leads to three comfortable bedrooms. The master

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bedroom features an en-suite bathroom for added privacy, while the main bathroom serves the other two bedrooms. Two of the bedrooms come equipped with fitted wardrobes, enhancing storage options. The entire house exudes a cozy and welcoming atmosphere, making it a perfect family home.

External Areas:

The villa sits on a large piece of land with flourishing orange trees, offering you the joy of picking fresh oranges from your own garden. The front drive can easily accommodate up to 6 cars, making it ideal for hosting guests. A separate access road leads to the rear of the property, where you'll discover a substantial garage for secure parking. The garden area surrounding the villa provides ample space for outdoor activities, relaxation, and the possibility to create your dream outdoor oasis.

What's Included in the Sale:

Studio, large garage, double glazing throughout the house, aluminum shutters, and sliding windows. Ceramic tiles. Air conditioning (hot and cold air). Electric water heater.

Location:

For the precise location, see the pin on Google maps above. This retreat is strategically located a mere 5-minute uphill walk from Mojacar village's Fuente area, where you'll find a selection of bars, shops, a newsagent, and a small supermarket situated around the public fountain. The unspoiled beaches of Mojacar can be reached with a 5-minute drive, making it an excellent spot for beach lovers.

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.

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