



Villa

3 bedrooms

3 bathrooms

 203 m<sup>2</sup>

 142 m<sup>2</sup>

EPC Consumption: E

EPC Emissions: D

**REF: MV 2916**

## Mojacar

**€450,000**

An extremely rare opportunity to purchase a completely refurbished south facing Villa and an independent annex both full of character in the very heart of Mojácar Pueblo.

The main property has a reception area on the ground floor then a stairwell leading to the 1st floor where there is a massive open plan kitchen with an island, seating and dining room with two floor to ceiling double doors French windows each opening into a Juliet balcony, double bedroom with ensuite walk in shower. Off the open plan area there is a large archway leading to a sitting room with a fireplace and internal stairwell to access both the outdoor garden / terrace, and the main ensuite on the 2nd floor. From the main ensuite there is access to the massive partly covered terrace offering 360° views and at the back of the terrace there is stairwell leading to the third level of the property where there is an independent laundry room which also provides access to and from Calle Embajadores. The annex is accessed by double wooden doors a few meters from the main property entrance on Calle Cuesta de la Fuente. It is comprised of a large entrance hall, a cloak room with a toilette and a massive L shaped open big enough to be converted into a very comfortable 1 bed independent apartment or used as an artist atelier or both.

This is not an old village property but a fully refurbished Villa where the owner has in effect meticulously re-built the property with a view to bring it to today's standards with new plumbing, new wiring, double glazing, hot water through solar panels, and so on whilst preserving the original architecture of the building including high ceiling, floor to ceiling double windows, chimney, wooden doors and windows, etc.

All in all, the building has 203 mts<sup>2</sup> built distributed on 4 levels excluding the terraces. The plot has an area of 141.98 mts<sup>2</sup> which is acceded from both Calle Cuesta de la Fuente y Calle Embajadores. This property will only suit those with an appreciation for the old town architecture and looking to living or holidaying comfortably in the old town. An early viewing is highly recommended.

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