

## 5 chambre Duplex à vendre dans San Javier, Murcia

375.000€



























5 Real Estate are very excited to be marketing this stunning corner house, where modern living meets Mediterranean charm! Located just a short 600-meter stroll from the beautiful beaches of Mar Menor, this 5-bedroom gem is your perfect home or investment opportunity. This property has been thoughtfully designed and updated

Imagine cooling off in your brand-new, pool (5x2.7 meters) under the warm Spanish sun. Constructed in July 2024, this oasis, surrounded by a fully renovated garden, features anti-slip tiles for safety and a lush artificial grass area perfect for sunbathing and relaxation. Need a break from the sun? Retreat to the pergola for a shaded, serene spot.

With 145 m<sup>2</sup> of living space, this home offers plenty of room to live, work, and play. The living room of 28.5 m<sup>2</sup>, opens up to the garden through a new, large sliding door (installed in July 2024), bringing the outdoors in. The kitchen is renovated in 2023 and equipped with high-quality Samsung appliances, including a American fridge. Its playful dining area comfortably seats 8 perfect for family meals or entertaining guests.

The home is move-in ready, boasting 5 inverter air conditioners (installed at the end of 2022) that keep you comfortable year-round, CAT6 wired connections in every room for seamless internet access, and mosquito nets and shutters on all windows for added peace of mind. Plus, the 3.5 kW solar panels (8 panels) keep the house energy efficient and gives you a low energy bill (installed November 2022).

Upstairs, you'll find four cosy bedrooms, each with built-in wardrobes, offering ample storage space. The two bathrooms (one on each floor) has everything you need. Between the kitchen and garage you have a spacious patio, perfect for laundry and as a second access to the large 22.5 m<sup>2</sup> garage. Love to BBQ? The outdoor BBQ area is ready

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|---|--|--|
|  5 chambres           |  2 salles de bains      |  145m <sup>2</sup> Taille de construction |
|  Piscine              |  Part furnished         |  Local Tax (Annual): 854.28               |
|  Fully Fitted Kitchen |  Private Driveway       |  Street Parking                           |
|  Separate Kitchen     |  Pergola                |  Storage room: internal & external        |
|  Pool                 |  Proximity: Airport     |  Proximity: Mountain                      |
|  Proximity: Beach     |  Proximity: Golf course |  Terrace                                  |
|  Garage               |  Heating                |  Garden                                   |
|  Washing machine      |  Dishwashing machine    |  Garden                                   |



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