

## 4 soverom Villa til salgs i La Manga del Mar Menor, Murcia

560.000€







Spread across two levels, the villa's layout is perfect for family living. Two bedrooms are located on the ground floor, with an additional two on the upper level, providing privacy and convenience. Each bedroom comes with two built-in double wardrobes with integrated drawers. The upper landing and one of the bedrooms provide access to a terrace with partial views of the Mediterranean, creating a peaceful retreat.

The living room features a charming fireplace, while a separate dining room sits between the living room and the fully equipped kitchen. Patio doors open from both the living and dining rooms onto a spacious porch area, perfect for indoor-outdoor living. The kitchen includes all white goods, including a dishwasher, and the adjoining utility room comes with a washing machine and tumble dryer. Additional storage can be found in the hallway, with extra fitted cupboards.

The property is equipped with hot and cold air conditioning throughout, double glazing, and T.V. points in every room, including the kitchen. The villa is also designed with accessibility in mind, featuring disabled-friendly access on the ground floor.

The villa's exterior is equally impressive, with a 154m<sup>2</sup> garage/basement. The low-maintenance grounds are beautifully landscaped, with mature trees and a dedicated drying area. The expansive 65m<sup>2</sup> porch, along with terraces and patios, provide ample outdoor space for entertaining. The property also includes a brick-built BBQ and a private swimming pool with a relaxing area, perfect for enjoying the Mediterranean climate. Additional features include a 500-litre water deposit and three car gates for ease of access.

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|---|---|--|
|  4 soverom                        |  2 bad |  454m <sup>2</sup> Bygg størrelse |
|  873m <sup>2</sup> Tomtestørrelse | <input checked="" type="checkbox"/> Svømmebasseng   | <input checked="" type="checkbox"/> Air Con  |
| <input checked="" type="checkbox"/> car port  | <input checked="" type="checkbox"/> Fitted Wardrobes                                      | <input checked="" type="checkbox"/> Garden   |
| <input checked="" type="checkbox"/> Good Motorway Access  | <input checked="" type="checkbox"/> Log Burner/Fireplace                                  | <input checked="" type="checkbox"/> Near Amenities   |
| <input checked="" type="checkbox"/> Near Beach  | <input checked="" type="checkbox"/> Near Golf   | <input checked="" type="checkbox"/> Near Medical Centre  |
| <input checked="" type="checkbox"/> Near Schools  | <input checked="" type="checkbox"/> Parking - Garage                                      | <input checked="" type="checkbox"/> Pool - Private   |
| <input checked="" type="checkbox"/> south facing  | <input checked="" type="checkbox"/> Storage   | <input checked="" type="checkbox"/> Terrace  |
| <input checked="" type="checkbox"/> Utility Room  | <input checked="" type="checkbox"/> View of Sea   |  |