

## 3 bedroom Villa for sale in Mojácar, Almería

299,000€




Las Huertas: This villa is in a lovely sought after area of Mojacar in the countryside but only 6 minutes walk to the fuente area of the old town where you have bars and restaurants and 20 minutes walk to the beach. You have oranges on the land and a lot of garden area. You have a big drive coming off a cul de sac and the garage is round the back of the house and accessible from another road. The front drive will hold easily 6 cars. As you enter into the lounge with the log burner you have to the left the dining room open plan to the kitchen and off the kitchen a utility room. The south facing terrace has been covered to make a 45m<sup>2</sup> conservatory which is used most of the year, you can open the windows and bring the outside in. The utility area behind the kitchen has access to the rear of the property where you have a large studio, a nice sitting area and a storage room off to the left. Inside the house down the corridor you have 3 bedrooms, the master being en-suite and there is a family bathroom. All bedrooms are good double with 2 of them having fitted wardrobes. This is a lovely house in a lovely area. With the studio it would suit somebody who wants to work from home as an office or art studio and many other things.


### Local Area


Mojácar, where the sun shines 320 days of the year, has much to offer for the tourist and resident, with 14 kilometres of sandy, uncluttered beaches, and a backdrop of spectacular mountains which are abundant in flora and fauna. It is known throughout Spain as the Corner of Enchantment for its unique character and micro-climate. Although only a small seaside town Mojácar offers 2 quality links golf courses and several other golf courses are only a short drive away.

There is no high-rise building to obscure the sea or the views, nor will there be; earlier edicts have ensured that this lovely area will remain as natural as possible. It is for this reason that Mojácar is known as the 'Corner of Enchantment'. Located on the south-east coast of Andalusia, and surrounded by designated areas of natural beauty, Mojácar is an ideal venue which offers solitary beaches, restaurants, trendy chiringuitos, beach bars, street cafés

 3 bedrooms

 2 bathrooms

 211m<sup>2</sup> Build size

 5,163m<sup>2</sup> Plot size