

## 3 bedroom Villa for sale in Mojácar, Almería

310,000€



South Facing Villa For Sale with a Pool, Garage and Solarium on Mojacar Playa, Almeria, Andalusia only 200 metres from the sea.

Overview: Villa Panaeras is a detached villa situated close to the Cueva del Lobo roundabout and Las Ventanicas Beach in Mojácar. This prime location is just 200 metres from the beach and local amenities, offering a perfect blend of convenience and tranquillity. The property features 3 bedrooms, 3 bathrooms, a private swimming pool, and a garage, making it an ideal family home or holiday retreat. The property is in need of refurbishment.

Layout: Upon entering Villa Panaeras from the street-level garage, there are external stairs leading up to the house. The villa can also be accessed directly from the back road into the entrance patio-terrace area. The ground floor hosts three double bedrooms, including a master bedroom with an ensuite bathroom with shower. All bedrooms are equipped with ceiling fans and have access to the south facing terrace. There is also a centrally located bathroom with a shower on the way to the upper floor.

The upper floor comprises the main living area, which features a spacious lounge with a dining area and an additional sitting room. The sitting room includes a fireplace and air conditioning units that provide both hot and cold air, ensuring comfort throughout the year. Adjacent to the lounge is a bright and airy kitchen, fully equipped with a fridge-freezer, ceramic hob, electric oven, microwave oven, washing machine, and hot water heater. A utility patio is accessible from the kitchen. The additional lounge and dining area, formerly a terrace, is enclosed with ventilation gaps, making it suitable for use in warmer months.

External Areas: The villa boasts a private 4x4m swimming pool, 1.80m deep, surrounded by a terrace with BBQ, sun

🛏 3 bedrooms  
➕ 400m<sup>2</sup> Plot size

🚿 3 bathrooms  
☑ Swimming Pool

🏠 152m<sup>2</sup> Build size



Property marketed by Mojacar Estates SL

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