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595.000€

Located in the highly sought-after area of Leiva, Mazarrón, with far reaching views, and just 10 minutes away from the beach of Bolnuevo, this property offers the best of both worlds, seclusion but with easy access to Mazarrón with its shops and supermarkets, medical centre and schools. The property is situated on the approach to the village and is within walking distance of a popular café and bar, known for its tapas and the village shop is just a little further on. You enter the property through the remote-controlled double gates and up to the house via a palm tree lined driveway. Step inside the main house, where you'll find spacious rooms including 3 double bedrooms and 3 bathrooms, 2 of which are en-suite for added privacy. There is a large lounge and dining area with access to the rear veranda and the swimming pool area, with its built-in barbecue, changing room/toilet and adjoin room which can be used for an additional bedroom. There is also convenient access directly to/from the master bedroom. Each room in the main house is equipped with air conditioning units for heating and cooling, and there is an inset pellet fire in the lounge. The property's commitment to sustainability shines through with the installation of solar panels, cavity wall insulation and double-glazing promoting energy efficiency while minimizing the carbon footprint. All the windows and doors have fly netting, roller blinds and security grilles. The large kitchen, boasts a well-designed layout with plenty of counter space with an island, a gas hob, an electric oven, fridge/freezer and dishwasher. Enjoy the 10 x 5 heated pool, complete with a built-in Jacuzzi, self-cleaning system, automatic chlorine feeder and automatic pool fill. There is also a sliding dome which can be used in the coldest months allowing for year-round swimming. A guest bedroom and bathroom located by the poolside and a solar outside shower ensure that everything has been thought of for you and visitors. Other thoughtful additions, include two water deposits, a large storage room and an efficient irrigation system that effortlessly waters the garden which includes a variety of fruit trees, palms and flowers. The double garage with remote controlled door has a large area of 60m<sup>2</sup> providing ample space to house your vehicles securely. Also, a large outside parking area provides ample space for approximately 6 to 8 cars or motorhome. As a fantastic bonus, the property offers a self-contained apartment above the garage with a double bedroom, small kitchen and

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|  4 sovrum                         |  4 badrum                 |  350m <sup>2</sup> Bygg storlek |
|  10.000m <sup>2</sup> Tomtstorlek |  A/C                      |  Additional annex property      |
|  Breathtaking mountain views      |  Character property       |  Double gates                   |
|  Double glazing                   |  Electrical good Included |  Ensuite facilities             |
|  Fenced plot                      |  Fireplace                |  Fitted kitchen                 |
|  Underfloor heating               |  Wooden shed              |  |