




Villa

3 bedrooms

2 bathrooms

 199 m<sup>2</sup>

 6,626 m<sup>2</sup>

EPC Consumption: E

EPC Emissions: E

**REF: VHVL 1702**

## Mojacar

**€249,000**

3 bed / 2 bath Villa built on a large freehold plot of 1,193 mts<sup>2</sup> plus 4 adjacent freehold plots measuring another 5,433 mts<sup>2</sup> making a total land size of 6,626 mts<sup>2</sup>. The property is located on the outskirts of Mojacar with views to Mojacar Pueblo, Sierra Cabrera and so on and with a 5 minute drive to the beach and a 2 minute drive to the Village of Turre.

The property has a total built area of 198,95 mts<sup>2</sup>. The Cortijo style property, all in one level has 125.80 mts<sup>2</sup> distributed between porch, entrance hall, living / dining room with a wood burner and a natural stone wall feature, fully fitted and well equipped kitchen with breakfast bar, pantry and laundry, master en suite bedroom, 2 double bedrooms and a family bathroom. Due to the characteristics of the plot, there is an underbuilt under the living room and terrace measuring 73,15 mts<sup>2</sup> and this area has water and electricity connections already in place.

There is pool shaped disused "balsa" (open water deposit) which is also already showing on the deeds and measures 45mts<sup>2</sup>. The "balsa" is currently empty but could be filled to irrigate the land or due to its shape could also be used as a swimming pool during the summer months.

Additionally, the property benefits from mains water and electricity, has a 300 litres solar water with immersion heater, telephone and broadband connections. The garden has olive, almond, plum and citrus trees.

All in all a very nice property set in the tranquility of the countryside but yet only a short drive away from the beach and all services including the golf courses of Desert Springs, Marina de la Torre and Valle del Este which are all within 5 and 20 minute drive. The nearest airports are Almeria (45 minutes), Murcia (1.1/2 hour) and Alicante (2.1/2 hour) drive.

Viewings by appointment only. For more information visit our office by contact us by phone or e-mail.

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