



**!tipo\_vivienda :** Rækkehus

**Swimmingpool :** Nej

**Bebygget areal :** 63 m<sup>2</sup>

**Beliggenhed :** Mazarron Country Club

**Plot area :** 315 m<sup>2</sup>

**Værelse :** 2

**Badeværelse :** 1

A nicely presented, west facing detached villa with 2 bedrooms and 1 bathroom on Mazarron Country Club, Murcia. This immaculate property has a log burner, dual air-conditioning and off-road parking plus a small annex, ideal for a study or storage. Being sold part furnished and with all white goods. Comprising; open plan lounge with log burner and hot and cold air-conditioning. From the lounge you can access the garden via sliding glass doors and there is a shaded terrace area, ideal for relaxing and al fresco dining. Off the lounge is the fully fitted kitchen complete with white goods and access to the garden and utility area. Both bedrooms have fitted wardrobes. Adjacent to both bedrooms is the fully tiled bathroom with enclosed shower unit, hand basin and W/C. Double gates afford off-street parking. The immaculate garden is laid with a combination of shingles and tiles for easy maintenance and edged with decorative plants and a few trees. The property is on a 315 sqm plot and is being sold part furnished and all white goods are included. Community fees are just 50 Euros per month and the IBI (council tax) is 220 Euros per annum. As the Country Club is a private community there is a monthly fee payable to cover the upkeep of communal areas including gardening, security cameras, street lighting, rubbish removal etc. This residential community has a bar/restaurant, communal swimming pool, function room, petanca lanes and has social committees who organise various functions including coach trips to places of interest. Murcia international airport is just a 25 minutes drive and Alicante airport approximately 70 minutes. All amenities can be found in Mazarron town which is 5 minutes away and a selection of beaches in Puerto de Mazarron and Bolnuevo are within 10 minutes plus the nearest golf course is only 5 minutes away in Camposol or a further 5 minutes drive is the Jack Nicklaus designed course at Condado de Alhama Resort.