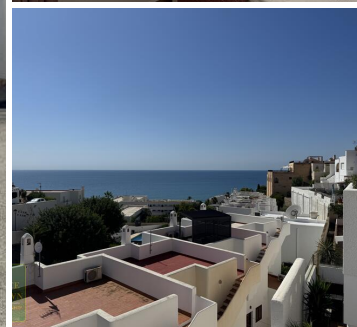
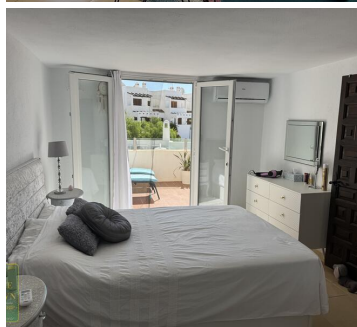


## 4 Bedroom Villa for Sale in Mojácar

379,000€



Guardia Vieja: A deceptively spacious detached property constructed over two levels offering beautiful views of the mountains and the Mediterranean sea. Its location is perfect at the start of a cul-de-sac with the absence of any through traffic; peace and tranquility is assured. The property comprises at street level, open-plan kitchen, living room and dining area, cloakroom and a super terrace with BBQ. A staircase to the lower level and here you have the principal bedroom with dressing room and en-suite bathroom, and three further bedrooms and the guest bathroom. The principal bedroom and two others have direct access to another terrace.

- Total terracing of 50m<sup>2</sup>
- Allocated parking at the side of the property
- Triple aspect living room
- Built in wardrobes in 2 of the bedrooms
- Dressing room off principal bedroom
- New air-conditioning units for cooling & heating
- Double glazing throughout
- Pellet burner & Wood burner
- Sea views from all bedrooms, living areas & terraces

### 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.

- |                               |                    |                                |
|-------------------------------|--------------------|--------------------------------|
| • 4 Bedrooms                  | • 3 Bathrooms      | • 127m <sup>2</sup> Build size |
| • 180m <sup>2</sup> Plot size | • Air Conditioning | • BBQ                          |
| • Dressing Room               | • Fibre Optics     | • Fireplace / Woodburner       |
| • Fly Screens                 | • Mountain views   | • Near a Beach                 |