

## 3 Bedroom Villa for Sale in La Parata (Mojácar)

449,500€



La Parata : Situated at the end of a quiet cul-de-sac in the sought-after La Parata area of Mojácar, this highly characterful two-storey home offers a wonderful combination of traditional charm, modern comforts, privacy and exceptional outdoor living. The property provides approximately 149m<sup>2</sup> of built accommodation, together with additional garden areas and some of the most appealing terraces you could wish for.

The ground floor comprises a welcoming covered terrace, spacious open-plan living and dining areas, a well-equipped kitchen, one bedroom and a bathroom, with stairs leading to the upper floor. The living space is full of character, retaining traditional features while benefiting from modern conveniences including air conditioning and a fireplace. There is plenty of room for a large dining table, making this a particularly sociable home.

The kitchen opens onto a lovely terrace, perfectly positioned for enjoying breakfast outdoors, while the upper floor offers two further bedrooms, a bathroom and an impressive open terrace. The exceptionally spacious master bedroom is a real feature of the property, complemented by a super-sized en-suite bathroom and excellent views. However, it is the outdoor space that truly sets this property apart. With two very large terraces offering wonderful sea views, there is genuinely a terrace for every occasion. One provides the perfect setting for relaxing in the private hot tub, while another is ideal for outdoor dining, enjoying breakfast or simply sitting back and taking in the views. The property also benefits from a garden area, and despite being in an urban setting, it enjoys a lovely sense of privacy. With easy parking, fabulous sea views, generous living accommodation and an abundance of outdoor space, this is a unique and wonderfully characterful home. Traditionally styled yet equipped with all the modern comforts, it offers an exceptional opportunity to enjoy the Mediterranean lifestyle in a peaceful Mojácar setting.

In addition there are 14 solar panels for the water and electricity.

### Local Area

Mojácar, where the sun shines 320 days of the year, has much to offer for the tourist and resident, with 14 kilometres

- **3 Bedrooms**
- **Air Conditioning**
- **Fireplace / Woodburner**
- **Off Street Parking**
- **3 Bathrooms**
- **Awnings**
- **Fly Screens**
- **Private Terrace(s)**
- **149m<sup>2</sup> Build size**
- **Closed Terrace**
- **Mountain views**
- **Sea views**