

## 2 Bedroom Duplex for Sale in Almendricos

79,950€



NEW & EXCLUSIVE TO VOSS HOMES - DUPLEX SUNSHINE VH2604 is a larger than average, 2 bed, 2 bath, 2 storey duplex (End terraced house) with communal garden and swimming pool shared with only 5 other duplexes, plus secure underground garage space, storeroom & H&C aircon. Walking distance to shops, mini supermarkets, restaurants, cafes, banks, schools etc in the peaceful village of Almendricos.

25 mins drive to the coast at San Juan de Los Terreros and Aguilas. 40 to 45 mins drive to Vera, Garrucha and Mojacar. The community fees are approximately €350 per year.

With this property you have the benefit of living in a modern house but in a lovely traditional Spanish village with many amenities and close to the towns of Puerta Lumbreras, Lorca, Pulpí and Huércal-Overa.

The front door of the duplex is a small locked passageway leading up to the front door. First is a hallway leading to a downstairs shower room and double bedroom. This bedroom has glazed, double doors leading out to a small terrace and into the communal garden and swimming pool area.

Back in the downstairs hallway stair take you up to an open plan living room, dining room and fitted kitchen with breakfast bar. Also upstairs is the 2nd double bedroom and bathroom. This bedroom has glazed, double doors taking you out to a small terrace which is large enough to have a table and 2 chairs and looks down over the communal garden, pool, village and countryside.

The furniture in the photos is also for sale. A walk around video will follow soon.

- 2 Bedrooms
- 2 Bathrooms
- 95m<sup>2</sup> Build size
- Swimming pool