

## 2 Bedroom Villa for Sale in Huerca-Overa

209,950€



NEW & EXCLUSIVE TO VOSS HOMES - VH2606 VILLA SOL Y MAR is a recently decorated, beautifully presented 2 bed, 2 bath villa on a 395m<sup>2</sup> walled & gated plot with 8m x 4m swimming pool covered by Florida style enclosure, double garage, H&C aircon in the popular village of Urcal. Walking distance to 3 bar / restaurants, school and medical centre.

10 mins drive to Huerca-Overa town with numerous shops, major supermarkets, restaurants, sports & leisure facilities, parks, squares, historic buildings and twice weekly street markets (Mon & Thurs mornings). 35 mins drive to the coast at San Juan de Los Terreros, Garrucha and Mojacar.

Villa Sol y Mar is on the edge of a small, quiet collection of villas with tarmac roads & street lighting. A walk around video will follow soon.

The property has been recently modernised and beautifully decorated to give a homely modern feel or holiday home and is ready to move into as the quality furniture is also for sale.

At street level there is an "up and over" garage door in to the double garage (9.56m x 3.9m) which if required could potentially be made in to guest accommodation or office or hobby room etc.

Around the villa are easily maintained gardens with tiles, attractive stones and artificial grass and a number of mediterranean plants and fruit trees.

Steps lead up to the sides and front of the villa. To the right is a tiled terrace giving excellent views over the village and

- 2 Bedrooms
- 2 Bathrooms
- 139m<sup>2</sup> Build size
- 395m<sup>2</sup> Plot size
- Swimming pool