

## 4 Bedroom Villa for Sale in Mojácar

625,000€



Superb detached house of 274.05m<sup>2</sup> built on a 800m<sup>2</sup> plot situated in La Parata.

La Parata is a well-positioned location for privacy and offers stunning mountain and sea views from an elevated position yet a 4 minute drive from the beachfront services and infrastructure. There are amenities in this zone known as the La Parata club where one can dine, entertain, play tennis or lounge by the members only pool. This Villa consists of four bedrooms, two ensuite, a family bathroom and two W/C's.

The villa has been refurbished and maintained to a high standard with over two levels of living space, a large garage / workshop to the pool terrace so a great lifestyle area option. There is a spacious rooftop solarium with new photovoltaic solar panels which will update the energy rating to a higher grade. Gas central heating, heated swimming pool to just to name a few of the additions to this great home.

This turn key ready villa is in a private cul de sac setting with uninterrupted coastal views. Ideal for limited mobility the perfect combination of privacy and accessibility, such as a private driveway leading to a large garage of 43.04m<sup>2</sup> plus a carport ensuring step free access to and from these areas.

The entrance is level access is from the top of the driveway; which comprises of an entrance hall, spacious lounge with great natural light, ideal as a entertaining room with terrace access, fully fitted custom-made kitchen, all with sea views. Adjacent to the kitchen entrance it is a utility room and pantry. Following along the corridor is a guest cloakroom and the large double bed room with ensuite bathroom.

Opposite the main stairwell is internal stairway entrance to the large garage, a bonus that it has a W/C which ensures this level can be multi purpose usage leading to the heated pool and terrace. This zone is great for all year round use with its covered area providing a poolside kitchen great for alfresco dining.

On the upper floor, the primary principal bedroom with ensuite bathroom offering a private large terrace with panoramic sea views. A further two guest bedrooms (one currently used as a home office) sharing a terrace.

- **Video Tour available**
- **275m<sup>2</sup> Build size**
- **Private Pool**
- **Disabled Friendly**

- **4 Bedrooms**
- **800m<sup>2</sup> Plot size**
- **A/C Throughout**
- **Internet**

- **3 Bathrooms**
- **Swimming pool**
- **Central Heating**
- **Solarium**