



**Property type :** Villa

**Swimming pool :** Private

**House area :** 134 m<sup>2</sup>

**Location :** Los Urrutias

**Garden :** Private

**Plot area :** 590 m<sup>2</sup>

**Bedrooms :** 4

**Bathrooms :** 3

✓ Air Conditioning

✓ Double Glazing

✓ Terrace

This extraordinary villa is located in the cosy neighbourhood of "Estrella de Mar", a quiet area among greenery right on the beach of the Mar Menor! Estrella de Mar is a Spanish village with a cosy atmosphere and equipped with local bars, restaurants, shop and all your daily needs. With its exceptional location, you'll have a wonderful holiday feeling here yet you're quickly in various sights, big cities, lots of culture, golf courses, shopping centres and so much more.

Mar Menor is a real attraction with its beautiful promenades, beaches, ports, water sports, etc.. It is a piece of Mediterranean Sea closed off from the rest, which ensures that the sea water is always a little warmer and calmer.

The property itself has direct access to a green promenade and the beach!

This fantastic feature is not the only reason why this property is a real godsend. Indeed, the property is fully detached and features a beautiful garden with private pool, terraces and many cosy places to enjoy the climate.

On the ground floor of this renovated property you have a large living/lounge area with open kitchen, 2 double bedrooms, a family bathroom and the master bedroom with ensuite bathroom.

An external staircase leads to the solarium with breathtaking views and you will also find the 4th bedroom with en-suite bathroom and private kitchenette.

As a new owner of this property, you will also have access to the urbanisation which features a bar/restaurant, tennis court, swimming pool, basketball court, playground and mini-golf.

On top of all the previously mentioned benefits, this property also enjoys numerous extras such as; new air conditioners (hot/cold), fully renovated, parking space, built-in wardrobes, lots of storage space (inside and outside), separate closet for washer and dryer, recently repainted (inside and outside), shutters and alarm.

The swimming pool has been completely re-occupied and fitted with a new pump and filter system.

There is possibility of holiday rental and is currently rented until the end of September (this is negotiable, if you are the new owner and do not wish to do so).

Don't let this opportunity pass you by and contact us soon to visit this beautiful beach house under the Spanish sun!

Suma: 500 euros/year

Community fees: 1.000 euros/year

