



**Mar Menor Property Sales**

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+ 34 968 175 612



## Individual Villa 32

**£995.500**

**Beds: 6**

**Baths: 5**

This villa impresses and wows! Access is down a wide driveway which leads to a large, paved area in front of the house. To the left is an extensive gravelled area leading to covered parking for five cars.

Through the front door you arrive at a small hallway off which there is a guest cloakroom with basin and toilet.

In front of you is the modern kitchen and breakfast area with doors which lead down to the pool terrace, and outside on the right, further stairs lead up to the roof terrace with pergola and spectacular views over the Club and golf courses.

To the left of the breakfast area, you find a very large lounge with patio doors to a terraced which has a sitting area from which you may enjoy the evening breeze and sunset over the Mar Menor.

At the far side of the lounge steps lead down to a very large double bedroom with seating area and patio doors out to the patio area. There is also an en-suite with a large walk-in shower, twin basins, bidet and toilet.

Moving further downstairs, there is a second double bedroom with en-suite with bathtub with shower, twin basins and toilet. From the 2nd bedroom you may access a room with

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patio doors leading to the pool and with its own en-suite bathroom and is currently being used as an office but could potentially be an extra bedroom. There are two more double bedrooms, which share a bathroom with bathtub/shower, basin and toilet. One of the bedrooms has its own private secluded patio area and the other bedroom opens out onto the pool terrace.

The guest annex has a double bedroom, living area, kitchenette and bathroom with basin, bathtub and shower and toilet. There is a door from the living area out to the pool.

The exterior of the villa has to be seen to be appreciated. The oval pool with a large terraced space with covered seating, barbecue and dining zones giving a very comfortable and relaxed feel. Outside has been designed for low-maintenance including artificial grass, a dry river bed is screened by shrubs. There is plenty of covered storage as well as a storeroom and trees giving a very comfortable and relaxing feel to the exterior.