



Mar Menor Property Sales

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+ 34 968 175 612



Individual Villa Vivir

€650,000

Beds: 4

Baths: 4

This well-presented and attractive villa is to be found in a very private and seclude location, within a short drive to the facilities of La Manga Club and its golf courses.

From the main road through the Club towards Portman, you reach the villa along a narrow driveway. This leads to the large double gates at the entrance to the plot.

Around the villa itself there are extensive garden and paved areas, with mature trees and shrubs. To the left of the villa is the good-sized pool, with scope to replace it with an even larger one. Also to the left is a large covered area, accessed additionally from the kitchen and master bedroom, ideal as a seating or dining area. There are stunning views all around the property of the surrounding hills.

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When entering the villa through the front door you will find on the right the **newer annex**, which can be shut-off from the main house and thus providing separate accommodation for guests or as a rental unit. The annex can be accessed without passing through the main house.

In this annex there is a good-sized **lounge** with two sets of patio doors, opening out onto the inside courtyard. From this area there are two bright and airy **bedrooms**, both with **ensuites**, and each comprising basin, walk-in shower and wc. Both bedrooms also have patio door access out to the gardens and paved areas. The decoration of the annex is extremely tasteful, in keeping with the style of the main part of the house, and gives a bright, airy feel to all the rooms. All three rooms have aircon/heating units. Solar panels provide power to this part of the villa.

From the entrance hall, turning left, you enter the large, main lounge area, with fireplace and built-in shelving to the side and windows and door opening out to the internal courtyard. Through-out there are lovely features, such as wooden internal shutters and beautiful wooden doors and surrounds.

Off the lounge area is a double **bedroom** with a separate bathroom to the side, comprising walk-in shower, basin and wc.

Next to the lounge is a **smaller room**, which would be ideal for an office, with a window overlooking the gardens.

The **master bedroom** also leads off the lounge and has delightful views through the patio doors over the gardens and up to Lion Mountain. Its ensuite bathroom has walk-in shower, double basins and a separate wc.

The kitchen leads off the lounge. This is a delightful mix of traditional and modern and has the feel of a real farmhouse kitchen. Fully equipped, it also has a central island with gas hob and doors out onto the patio and garden areas.

This older part of the house is provided with oil-fired underfloor heating, thus ideal for living here outside the summer.

The internal courtyard is a real suntrap all year-round, with ample space for seating and dining. It has a very secluded, private feel. No other property is visible from this area.

There are various other outbuildings with storage for the heating oil, a laundry room, a workshop and general storage.

If you are looking for a character property close to La Manga Club with a wealth of traditional features through-out, this villa must be seen to appreciate its enormous appeal.

Very private and tranquil, yet within an easy drive of the La Manga Club facilities and sports complex, this property offers the ideal environment for all-year-round living and delightful holiday accommodation.





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