



## Mar Menor Property Sales

[www.marmenorpropertysales.com](http://www.marmenorpropertysales.com)

+ 34 968 175 612



### Los Molinos 45

**£199,000**

**Beds: 3**

**Baths: 3**

A few steps from the nearby parking, you access this semi-detached villa via the front patio area and small garden.

Through the front door, you enter the good-sized living/dining area with fireplace and wood burning stove. Straight ahead is the American kitchen with ample cupboard storage and door to the triangular terrace on this level. There are also patio doors from the living area out onto the same terrace, where there is space for a table and seating. Impressive views from here over the communal gardens, Club, hills and down to the Mar Menor.

Internal stairs from this level lead up to a bright and airy room, which could be used as a single bedroom or office space. Here there is a bathroom with shower cubicle, basin and wc.

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Doors from here open out onto the upper terrace with built-in barbecue and further stunning views over the Club down to the sea.

From the living area there are also stairs down to the bedroom level. Here there are two bedrooms and two bathrooms.

The master bedroom, a double, has an ensuite with bath and shower over, basin and wc, as well as a patio door out onto the small ground level terrace and lovely gardens.

The other double bedroom also has patio doors opening out onto the lower outside level.

The separate bathroom has shower cubicle, basin and wc.

There is aircon in both bedrooms and the upper living area.

This villa requires some updating, which is reflected in the price.

This is ideal, good-sized family accommodation in an attractive location, in which to enjoy all year-round, the many facilities on offer within the community and the Club in general.

