



Mar Menor Property Sales

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+ 34 968 175 612



Montemares 10

€1,250,000

Beds: 5

Baths: 5

Situated in the heart of La Manga Club, this extensive and well-maintained villa is close to a wide range of amenities, including the Tennis Centre, Bellaluz Square and a variety of shops, bars and restaurants.

This very private villa offers spacious accommodation, comprising five bedrooms and 4 bathrooms in the main house and a further bedroom and bathroom in the annex – ideal for teenage children or grandparents.

There are two large **lounge areas**, both with doors leading out onto the terrace area and both

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with aircon and heating.

There is a **separate office**, also with aircon, for privacy, should you need to work.

The **kitchen**, with breakfast bar and accessed from the lounges and terrace area, is fully equipped with everything you would expect from such a property.

Also on the ground level is the **Master Bedroom**, with separate dressing area and built-in wardrobes. Access directly onto the outside terrace, ideal for an early morning swim. This bedroom benefits from aircon and a large **ensuite bathroom**. This has two individual sinks, walk-in shower, w.c. and bidet. Plus, plenty of additional storage.

A **2nd bedroom** on this level also has aircon, built-in wardrobes and access directly to the terrace area.

The 3rd bedroom on this level faces the front of the villa and again has aircon and built-in storage.

The **final bedroom** on the ground floor also has aircon and built-in wardrobes.

There are on this level not one but two, **family bathrooms**, so no need for queuing! One has a walk-in shower, the other a bath. Both of course with sink, bidet and w.c.

From the lounge area, there is a spiral staircase which leads to the **upstairs bedroom** with **ensuite** and aircon. This room has its own private terrace, looking out over the front of the villa, with lovely views down to the Mar Menor.

The ensuite has twin basins, walk-in shower and bath, w.c. and bidet. Additionally, there is a further dressing area and built-in storage.

Further accommodation is available in the **Annex**. Here there is a **lounge area** with views of the gardens and **swimming pool**. Aircon. Next to this there is the **bedroom** with built-in storage, aircon and views out over the front gardens.

The **bathroom** in this accommodation has a basin, w.c. and walk-in shower.

In addition to the extensive interior accommodation, the **garden and terrace areas** offer even more scope for relaxation.

The tiled terrace, which runs the full length of the villa and with pergola, has an **outside kitchen** area with bbq and wood burning oven, as well as a large, covered **dining area**. There is plenty of external lighting and also a shower by the pool.

The property is surrounded by large well-maintained **gardens and grounds**, providing complete privacy for you and your family.

The **garage** has direct access to the kitchen, so you can keep your car cool for when you wish to use it.

In summary, we would recommend this particular villa for its extensive, versatile accommodation, privacy and impressive grounds, which offer the owner a relaxing and very



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comfortable home in a prestigious location.

