

## Villa for sale in San Javier

399,900 €

Reference: AC12261 Bedrooms: 3 Bathrooms: 2 Plot Size: 210m<sup>2</sup> Build Size: 102m<sup>2</sup>



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## Costa Calida, Santiago de la Ribera

This beautifully furnished low-rise villa with 3 bedrooms and 2 bathrooms offers a mix of comfort, accessibility and tranquility. Enjoy the morning sun on the east-south oriented terrace, which shines wonderfully until late in the afternoon. With its attractive roof terrace and outdoor kitchen, this is the ideal place to enjoy until the last ray of sunshine. The quiet location, together with the large private pool on the 200 square meter plot, automatically creates a relaxed atmosphere. Bedrooms with shutters, air conditioning and fitted wardrobes provide comfort. With everything on the ground floor, this house offers accessibility and easy maintenance: A perfect combination of luxury, comfort and tranquility.

**INSIDE**- 100m<sup>2</sup> built surface- Almost all furniture in the photos is included (except some of the outdoor furniture)- Spacious bright modern living room with sliding glass doors that give direct access to a large terrace- Fully equipped kitchen with all possible kitchen appliances- 3 bedrooms with fitted wardrobes,- 2 bathrooms with rain shower- Air conditioning throughout the house (cooling and heating)- Electric shutters- Washing machine- Video intercom

**OUTSIDE** you can enjoy:- Approximately 200m<sup>2</sup> of land, fully walled- East-south garden- Swimming pool (chlorine) with heat pump- Spacious roof terrace with pergola and outdoor kitchen (sun all day)- Outdoor rain shower downstairs on the terrace

**AREAS** Situated in a quiet street just 700m from the beach, restaurants, bars, shops,... Children's playground within walking distance, dog playground within walking distance and supermarket 5 minutes. Dos Mares shopping centre is also just 500m away. Just 700m from the beach it is a perfect location to enjoy the fantastic climate, with the beautiful promenade which is a great place to stroll, day or night, with plenty of restaurants, and some great tapas bars near the sea or at the ever popular marina. This area offers a variety of sporting activities including seasonal water sports and many surrounding golf courses. Santiago de la Ribera is located on the Mar Menor, on the Murcian coast, and has one of the best climates in Europe. This old fishing village has 4 kilometres of fine golden sand. The Mediterranean waters are ideal for enjoying the sun, sea and water sports all year round. It has an attractive palm tree lined promenade that runs the length of the beach. The complex is located 30 minutes from Murcia - Corvera airport and 1 hour from Alicante airport.