



## Detached Villa for sale in Mazarrón (Town), Mazarron

**179,995 €**

Reference: R5247946   Bedrooms: 2   Bathrooms: 1   Plot Size: 356m<sup>2</sup>   Build Size: 76m<sup>2</sup>





## Costa Calida, Mazarrón (Town)

Set within the popular international urbanisation of Camposol, this detached villa offers a wonderful blend of style, comfort and outdoor living. Positioned on a generous 350 m<sup>2</sup> plot and boasting close to 100 m<sup>2</sup> of internal space, the home presents an inviting layout that has been beautifully maintained since its construction in 2007.

The property sits in an elevated position on one of the most peaceful areas of the urbanisation. Capturing the first light of the day with tranquil sunrises from the open roof solarium, when evening comes the outlook transforms into warm, sweeping sunsets framed by mountain views stretching down the valley towards Mazarrón, located just a 10-minute drive away.

Designed for year-round enjoyment, the villa features hot-and-cold air conditioning and a glazed summer lounge overlooking the private pool. The outdoor spaces are thoughtfully arranged, offering a sundeck for relaxing, a dedicated bar and entertaining area with ample seating, and plenty of room to enjoy the Mediterranean climate.

For those who love long countryside walks—especially dog owners—the villa is ideally situated just 50 metres from open country, with miles of scenic tracks to explore. Adding further potential, the underbuild provides an exciting opportunity for renovation. Whether you envision a workshop, hobby room, additional bedrooms, a gym or even a home cinema, this flexible area invites creativity.

The location offers excellent access to the region's highlights:

- \* RMU Airport – approximately 30 minutes
- \* Historic Cartagena – around 30 minutes
- \* Murcia city centre – around 30 minutes
- \* Camposol Golf and bustling Commercial centre – 5 minutes
- \* Condado de Alhama Golf Resort – 15 minutes
- \* Beautiful beaches of Bolnuevo and Puerto de Mazarrón – a short 15 minute drive away



## Features:

Features	Setting	Condition
Near Transport	Close To Golf	Good
Private Terrace	Close To Port	
Satellite TV	Urbanisation	
Solarium	Close To Sea	
WiFi	Close To Shops	
Barbeque	Close To Town	
	Close To Schools	
	Close To Marina	
Pool	Furniture	Kitchen
Room for Pool	Fully Furnished	Fully Fitted
Garden	Utilities	
Private	Electricity	
	Drinkable Water	