







Individual Villa 152

La Manga Club

- 3,356m2 plot
- 555m2 approx
- 1,775,000€ SALE
- Five Bedroom
- Four Bathrooms
- Central Location

£1.500.000

- Private Pool
- Large Gardens
- Separate Annex

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Individual Villa 152 La Manga Club

£1.500.000

We are delighted to be able to offer this beautiful private villa located in the center of La Manga Club. Boasting five double bedrooms with four bathrooms, space is no issue. Additional sleeping accommodation can be found in the annex off the main house. Refurbished with new windows and doors, this villa offers a rustic feel whilst still incorporating a modern touch. Due to the Spanish climate, outside space is paramount. This villa offers large patio space with outside kitchen, together with a large private pool and a vast garden area. Totally secluded whilst still being a short walk from local amenities. Enclosed by large security gates, the prestige of this property is felt before even entering. Mar Menor views can also be enjoyed from the second bedroom, located up a spiral staircase from the principal lounge. This 1987 villa is ideal for a family holiday home. With a plot size of 3,356m², this should not be missed and viewed immediately.

General Community Fee: 3,752.81 (16.64% discount for prompt payment) Club Fee/Sports Rights: 2,308,26€

GROUND FLOOR 3297 sq.ft. (306.3 sq.m.) approx DINING ROOM 22'0" x 17'9" 2.70m x 5.40m KITCHEN 19'0" x 13'1" LANDING LOUNGE/DINER 14'9" x 13'9" 4 50m x 4 20m ASTER BEDROO 21'1" x 12'6" 6.42m x 3.80m LOUNGE 25'3" x 22'0"
7.70m x 6.70m LOUNGE OFFICE 16'1" x 10'6' 4.90m x 3.20 HALLWAY GARAGE 22'0" x 19'0" 6.70m x 5.80m BATHROOM 1ST FLOOR 446 sq.ft. (41.4 sq.m.) approx BASEMENT 628 sq.ft. (58.3 sq.m.) approx SUN TERRACE 13'9" x 10'2" 4.20m x 3.10m STORAGE 32'10" x 18'1" 10.00m x 5.50m **BEDROOM 5** 14'5" x 13'9" .40m x 4.20m

TOTAL FLOOR AREA: 4370 sq.ft. (406.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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