



# Las Higueras 16

La Manga Club

**£435.000**

- Fully furnished
- Private Garden
- Carport & Parking
- Central Heating
- Swimming Pool
- Quiet Location
- Two Bedooms
- Solarium
- Mezzanine study

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# Las Higueras 16 La Manga Club

£435.000

Nestled in a peaceful corner of the sought after Las Higueras community, this beautifully presented villa offers the perfect blend of comfort, space, and privacy, ideal for full time living or a holiday retreat. Boasting two generously sized bedrooms with ample built-in storage, the master suite benefits from a stylish ensuite bathroom. The spacious open-plan living and dining area features a striking vaulted ceiling and large patio doors that flood the space with natural light and open directly onto a private, well-maintained garden. Here you'll find a good sized swimming pool surrounded by mature planting, dining patios and covered area for enjoying the garden out of the sun. The living area also includes a versatile mezzanine level, perfect as a home office or additional lounge space. The kitchen comes fully equipped with modern appliances and enjoys a seamless connection to the main living area, perfect for staying engaged with family and guests while cooking or entertaining. For year round comfort, the property benefits from central heating, making it equally inviting in the cooler winter months. Practicality is also a priority, with a private carport offering off-road parking and a dedicated storage area for golf clubs, sports gear, or gardening tools. Las Higueras is just a short walk from La Manga Club's fantastic amenities, including shops, restaurants, tennis courts, and golf courses, yet remains tucked away in a quiet setting. This villa offers a rare opportunity to enjoy the best of both worlds, peace and privacy with convenience at your doorstep.

Community Fee: 5.805,20€ per year. Discount of 10% for prompt payment.



TOTAL FLOOR AREA : 1388 sq.ft. (129.0 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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