



## Los Molinos 70

La Manga Club

- Two Bedrooms
- New Floors
- 91m2 approx.
- Two Bathrooms
- Well Maintained
- Various Terraces
- Easy Access
- Turret Style Villa
- Community Swimming Pool

# Los Molinos 70 La Manga Club

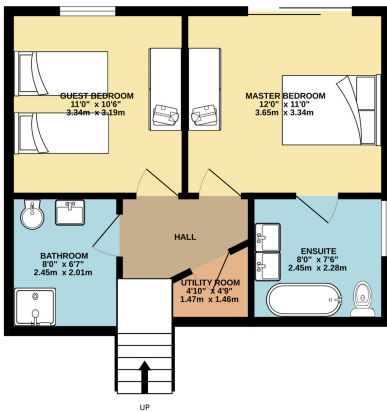
**£195.000**

As you wander from the parking area along the green footpath you will come across this pretty and well maintained Villa. Enjoying a tiled terrace at the front of the property, this makes it an ideal area to chase the sun or shade all day. The property enjoys a spacious dining and lounge area with an arched separation into the high vaulted and beamed ceiling of the lounge. Another terrace opens from the patio doors with a built in BBQ. The fully equipped kitchen has a hatch to the dining area making the kitchen a more socialable space. The property is well maintained throughout and ready for you to enjoy. The internal steps lead up to the roof solarium where you can enjoy the views towards the community swimming pool. The lower level has two spacious yet bright bedrooms, one with an en suite and patio doors which open onto the community gardens and lawn. This is an ideal villa for those who are looking for a full time home or even for a summer retreat!

Club Fee/Sports Rights: 1.513,06€ per year

Community Fee: including water; 4,569.41€ per year. With a 15% discount if you pay the whole year in one or a 10% if you pay in two halves.

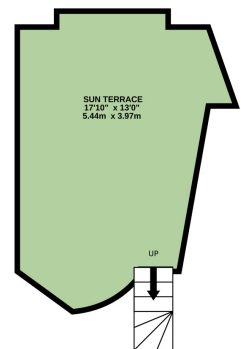
LOWER LEVEL  
429 sq.ft. (39.8 sq.m.) approx.



GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
6 sq.ft. (0.6 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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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