Sun Team Property

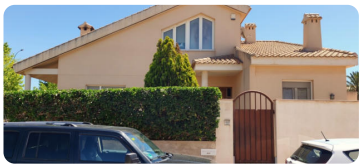
# VILLA IN SAN JAVIER

San Javier · Réf. MLSC5814543

À VENDRE

**559.000 €**



















**4** Chambres

**3** Salles de bains

**170 m²** Surface construite

**690 m²** Terrain

## DÉTAILS DU BIEN

| | |
|---|---|
| Côte | Costa Calida |
| Surface utile | 120 m² |
| Distance de la mer (à vol d'oi... | 2,2 km |

## DESCRIPTION

This solid villa in San Javier stands out for its prime location on a corner plot in an exclusive residential neighborhood, one of the most demanded areas in town.**Key features:**- Large 690 m² plot legally approved for building two single-family homes—ideal for property investors or families wanting extra space.- Plenty of outdoor areas: a spacious garden on one side and a private pool (8x4m with jacuzzi function) on the other, complete with a pergola-covered lounge and barbecue area.- A full bathroom (with shower) and a technical room are located near the pool.**Interior layout:**- Built area: 170 m², distributed across: - Bright living/dining room with large windows, direct terrace access, and a cozy two-level lounge area with a fireplace.

## CARACTÉRISTIQUES

Barbecue · Chauffage · Garage · Jardin · Patio · Piscine · Solarium · Cellier · Résidence fermée

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# VILLA IN SAN JAVIER

Réf. MLSC5814543 · 559.000 €

## DESCRIPTION

- Independent kitchen with generous storage and laundry access. - Four bedrooms—three singles and a master suite with walk-in closet and en-suite bathroom. - Loft space (accessible via stairs) usable as a home office, playroom, or extra bedroom, leading to an L-shaped solarium. - Basement (same size as the house) with parking for up to four cars, convertible into a gym, workshop, or storage.**Construction notes:**The loft and solarium were originally designed to allow potential expansion into a second floor. The main hallway runs through the house from the entrance, connecting all the living spaces. A separate kitchen sits opposite the living room, offering plenty of storage space and direct access to the laundry area.All bedrooms are on the ground floor: three single bedrooms, plus a master suite at the end of the hall. The master has an en-suite bathroom and is accessed through a walk-in closet.The central hallway leads straight downstairs to the basement—a wide-open space matching the house's full footprint. It includes parking for up to four cars and can be customized for extra uses like a gym or workshop. This home needs some updates but was originally built with high-quality materials for the owner's family. Features include:- PVC window frames with double glazing for excellent insulation- Split-system air conditioning- Central heating powered by city gas The standalone house sits between Santiago de la Ribera and San Javier, in a prime location:- Just a short distance from supermarkets and schools - Close to town amenities - Only 1.5 km from the beautiful Mar Menor beaches -The nearest golf course is Roda Golf Resort, just a 10-minute drive away. Another option is Serena Golf, which takes about 15 minutes by car.Perfect for permanent living, especially for families who want both: urban convenience and beach access. Ideal if you value:- Space - Privacy - Comfort - Potential for future expansion