



# Mar Menor Property Sales

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+ 34 968 175 612



## Monte Leon 2

**£680,000**

**Beds: 3**

**Baths: 3**

Monte Leon No 2 is a three bedroomed, three bath roomed Individual Villa with a Central heating system, with radiators in all rooms as well as reversed cycle central air conditioning unit . The double garage has plenty of storage areas. The PVC doors and windows all have Shutters The exterior of the villa comprises of an easy to maintain garden, pool, Jacuzzi and a Putting and Chipping area.

Main Floor

Kitchen

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The kitchen has been completely refurbished to a high standard. One of the walls has floor to ceiling units with a fitted oven, microwave and wine fridge. The central island, with bar stools all around, is ideal for relaxed family dining. There are matching lower units around the kitchen, an electric hob and an American style fridge which provides drinking water and dispenses ice. From the window over the sink you can see the pool. There are sliding patio doors leading to a glass enclosed patio where you can not only watch the sun come up but you can also watch the magnificent sunsets that the Mar Menor is famous for.

## Utility room

Just off the kitchen is the utility room with plenty of cupboard space and houses the tumble dryer as well as the washing machine.

## Lounge/dining room

The spacious lounge with a more formal dining room has a modern gas fire, coving around the ceiling and double patio doors, making the room bright and airy.

## Bedroom 2

Has a double bed and a triple fitted wardrobe. There is a small sitting area in front of the patio doors which lead to the swimming pool.

## Bathroom 2

Has a full bath, shower cubicle, vanity unit with sink, toilet and bidet.

## Bedroom 3

This is a twin bedded room with double wardrobe and patio doors leading to the Pool area.

## Bathroom 3

Comprises of a shower cubicle, sink with pedestal, toilet and bidet.

## Master Bedroom

There is a marble staircase with glass and stainless steel hand rail leading you to the Master bedroom. The Bedroom is very spacious with a triple wardrobe, a seating area and Patio doors that lead to a large sunny terrace with magnificent views.

## Master Bathroom

In the corner there is a double bath (could even be a triple!!) a vanity unit with two sinks, Shower cubicle, toilet and bidet.



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Lower ground floor

Marble steps lead from the hallway down to the double garage which is accessed by an electronic up and over door

Exterior

A very easy to maintain garden. The kidney shaped pool is surrounded by a sun terrace. There is a Jacuzzi, a chipping and putting green to the rear of the house. The storeroom is ideal to store the BBQ and summer furniture. Down the side of the villa there are two purpose built store rooms , one which houses the Gas bottles for the lounge fire and the 2nd which houses the central heating system and the 1.000 litre oil tank. There is a driveway in front of the garage which also provides parking for two cars.

