



## 4 Bedroom Villa/House, Mogán, Pueblo de Mogán, Mogán

\* 4 Beds \* 2 Baths \* 178sqm

# €345,000

Ref: CI-o5562-CA-2934

## Property Description

For sale we are offering this immaculate 4-bedroom family home situated at the entrance of Mogan village. This spacious terraced house consists of three floors and has two terraces, one next to the entrance of the house and the main terrace to the rear next to the kitchen. The latter has a beautiful view over the valley of Mogán and features a barbecue for pleasant meals with family and friends.

The property offers the perfect opportunity for a family to move to a quieter area of the municipal of Mogán, whilst at the same time, is only a 10-minute drive to the motorway, and the picturesque resort of Puerto de Mogán. The house is in a perfect state of maintenance and is equipped with everything you need to move in. Every detail has been taken care of in the decoration and furnishings and the new owners will be made to feel comfortable and at home from day one. All rooms are spacious, bright and air-conditioned.

On the lower ground floor is a garage with capacity for two vehicles and plenty of space to store anything you need.

The ground floor has a spacious and bright living room that leads on to a bathroom and staircase access to the upper floor and garage. Beyond is the separate kitchen equipped with state-of-the-art appliances and the dining area with glassed patio doors that lead out on to the terrace where you will spend plenty of time enjoying the weather and the fresh air that this area has to offer.

The upper floor consists of a family bathroom and 4 bedrooms. Again, the luminosity, the decor and quality furnishings create a sensation of harmony throughout.

The property is sold fully furnished and equipped except for personal belongings.

Mogan village is the capital of the Municipality yet it is a beautiful small cosy village nestled in the Valley. The village offers all types of amenities including shops, supermarket, restaurants, doctors, sports centre and much more. For those who wish to fit in to the Canarian way of life it is the perfect place to be.

### ### Distribution

The property is distributed over three floors. On the lower floor is the garage. The ground floor consists of two terraces, a living room, separate kitchen and bathroom. Upstairs is the main bathroom and the 4 bedrooms.

### ### Legal text

The published plan should be regarded as an indicative sketch, not as accurate reflection of the physical reality of the property; there may be inaccuracies in the floor plan layout and the measurements.

Taxes and Legal Fees are not included in the price. The most important are: purchase tax (6,5%), Notary and Land Registry fees, handling fees and translations. On average one has to calculate 8-10%



## Gallery

