

# SPANISHESTATE

<https://www.spanishestate.com/villa/la-manga-del-mar-menor-30380/6351865/>

## villa for sale La Manga Del Mar Menor, Campo De Cartagena



~This excellent villa with 3 spacious bedrooms and 2 full bathrooms offers new owners the perfect opportunity to furnish and design to their liking, turning this beachfront beauty into their dream home.~Located in the prime Urb. La Veneziola in La Manga del Mar Menor, with a private mooring linked through a canal system with direct access to the sea, it also has immediate connections to the golf course and is just meters from the beach, bars, popular restaurants in the area such as 1975, and Pieter's School, to name just a few.~Its spacious 465.32 m2 construction consists of a large living room with an open central fireplace, a separate kitchen and dining area, and a large pantry/laundry room.~A 239 m2 garage/basement offers great potential for a gym, games room, wine cellar, or similar.~A private pool (4.5 m x 9 m) with a low-maintenance garden. It boasts a substantial 1,361 m2 plot, two spacious terraces, and a rooftop solarium with magnificent views of the "two seas": the Mediterranean and the Mar Menor. Please contact us for more information.~The indicated price applies exclusively to the property and does not include taxes or costs arising from the sale, such as the Property Transfer Tax (ITP) or VAT, notary fees, registration fees, administrative fees, and, where applicable, real estate brokerage fees. The allocation of these costs will be carried out in accordance with the applicable regulations in force.~The information contained in this listing is provided for informational purposes only and is offered as a guideline. It may be subject to errors, price changes, omissions, or withdrawal from the market without prior notice. It does not constitute a contractual document or binding offer under any circumstances, without prejudice to the fact that information regarding essential features and price may be binding in accordance with consumer protection regulations.~The stated measurements are approximate and non-contractual, and may differ from those recorded in the Land Registry or Cadastre.~The taxation applicable to the transaction, as well as other financial conditions, will depend on the specific circumstances of the parties involved. Therefore, it is recommended to consult qualified professionals (tax advisor, notary, or lawyer) to determine the total cost and legal implications of the transaction.

## property details

Spanishstate id: **6351865**  
reference:: **VIUGVEGOLF**  
close to/ located: **La Manga Del Mar Menor**  
region: **Campo De Cartagena**  
property type: **villa**  
rooms: **3**  
property surface: **465 m2**  
surface plot: **1361 m2**  
price: **€ 780.000**

## contact

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