

## 4 soveværelse Villa til salg i Orba, Alicante

425.000€







Situated in a sought-after development in Orba, this beautifully presented detached villa boasts stunning mountain views and offers versatile accommodation suitable for an extended family. The property is split into two separate dwellings, providing flexible living arrangements. On the main floor, there is a good-sized modern kitchen with fully integrated appliances, leading to a spacious open-plan living and dining area featuring a fitted pellet burner. From here, doors open onto a large, fully enclosed terrace, which includes a spiral staircase down to salt water the swimming pool. This level also comprises two well-proportioned bedrooms with fitted wardrobes, with the larger bedroom benefiting from a refitted modern shower room. An additional family bathroom, also fully refurbished, completes the main floor.

The lower floor offers a good-sized open-plan living room, a modern refitted kitchen, and a separate breakfast room, along with two double bedrooms and a renovated shower room. Outside, the villa features a covered naya that overlooks the swimming pool and main terrace, an outside shower, and a changing room with a toilet and basin. The gardens are well landscaped, offering various terraces and seating areas for relaxation. A covered carport provides off-road parking for up to three cars, while a spacious storeroom is located on the lower level.

The property includes double glazing with fitted mosquito nets and air conditioning throughout. Located within a short walk from Orba town centre, the villa enjoys close proximity to shops, restaurants, and bars. Viewings are highly recommended to appreciate the charm and functionality of this lovely home.

1 Real Estate, part of the Property Cloud Group, is a leading international estate agent in the Costa Blanca, with over 50 years combined experience in Spanish property sales and over 40 dedicated staff. We are committed to providing a transparent, first class service to all our clients, whether buyers or sellers. From the moment you first contact us, you'll

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|---|--|---|
|  4 soveværelser                     |  3 badeværelser |  200m <sup>2</sup> Byg størrelse |
|  1.000m <sup>2</sup> Grundstørrelse | <input checked="" type="checkbox"/> Svømmepøl  | <input checked="" type="checkbox"/> Private parking   |
| <input checked="" type="checkbox"/> Local Tax (Annual): 697   | <input checked="" type="checkbox"/> Fully Fitted Kitchen   | <input checked="" type="checkbox"/> Carport   |
| <input checked="" type="checkbox"/> Separate Kitchen  | <input checked="" type="checkbox"/> Underbuild   | <input checked="" type="checkbox"/> Unfurnished   |
| <input checked="" type="checkbox"/> Terrace   | <input checked="" type="checkbox"/> Heating  | <input checked="" type="checkbox"/> Washing machine   |
| <input checked="" type="checkbox"/> Garden  | <input checked="" type="checkbox"/> Air conditioning   | <input checked="" type="checkbox"/> Pool type: Private  |
| <input checked="" type="checkbox"/> Communal pool   | <input checked="" type="checkbox"/> Drive way  | <input checked="" type="checkbox"/> Fitted wardrobes  |
| <input checked="" type="checkbox"/> Fireplace   | <input checked="" type="checkbox"/> Utility room   | <input checked="" type="checkbox"/> Views: Countryside views  |