



## 4 chambre Villa à vendre dans Guardamar del Segura, Alicante

259.950€

This charming detached villa is situated in a beautiful southwest-facing position on the sunny Costa Blanca in Spain. The property is located in the sought-after urbanization of El Raso, just a few kilometers from the renowned sandy beaches of the region. Built in 2005, the house sits on a plot of approximately 270 m<sup>2</sup> and offers numerous amenities, including a covered carport, a low-maintenance tiled garden area with orange and mandarin tree, an outdoor shower, and a shaded seating area. A highlight of the property is the private swimming pool with an integrated whirlpool, which requires renovation and maintenance. A short staircase leads to the covered terrace, which overlooks the garden and provides direct access to the house. Alternatively, the property can also be entered through the main entrance door. Ground Floor: Bright living room with dining area, open-plan fitted kitchen, and adjacent utility room. Additionally, there is a renovated shower bathroom and a bedroom with built-in wardrobes and a separate dressing area. First Floor: Master bedroom with en-suite shower bathroom and access to a spacious terrace offering stunning panoramic views of the surrounding landscape. Basement: The fully developed basement offers versatile usage options. It includes two additional bedrooms, a shower bathroom, and two open-plan rooms that can be customized to suit various needs. The house is equipped with a ventilation system as well as an additional air conditioning unit. At the rear of the property, you will find the technical installations for the gas central heating system and the pool's heat pump. This property combines comfort, a prime location, and Mediterranean charm—perfect as a holiday home or permanent residence!

 4 chambres

 3 salles de bains

 98m<sup>2</sup> Taille de construction

 269m<sup>2</sup> Taille de la parcelle