

## 4 chambre Villa à vendre dans Orihuela Costa, Alicante

395.000€



In the centre of Playa Flamenca, a few metres from the largest shopping centre in the province of Alicante, sports areas, schools and institutes, within a communal area with two swimming pools and two garden areas and terraces, all fenced and with automatic gates for vehicles for your convenience and security, but in turn with its own plot fenced with walls and facing the communal pool with direct views of it to keep your children under control when they are swimming in it, you will find this beautiful Mediterranean style villa. The private plot has more than 325 m2 with developed trees and planters of very easy maintenance by having terraces in most of the land, with automatic drip irrigation to the plants and easy to clean and keep in conditions. The plot itself consists of an automatic access gate where to leave a vehicle safe and away from the traffic of the main street within its own plot, but also has a closed garage for several vehicles in the basement-garage of the property, of almost 80 m2, where you have in addition to the aforementioned garage, a huge work area, hobbies, gym or any other use you want to give it, and also a bedroom with its own bedroom on suite, to have both service staff, family and friends making their own life entering and leaving through its own door without having to coincide with the main house, with which it is connected by interior stairs. The main area of the house, the two main floors, ground and first, have their entrance through a pedestrian access door from the communal street, entering to the front access terrace next to the communal pool, with its tiled terrace, and with its main glazed terrace where you can lie down and be in the sun in winter and in the shade in summer thanks to its concrete roof that gives it insulation and does not let the sun pass through. Through this glazed terrace as we have mentioned, you have the entrance to the living-dining room, spacious and L-shaped, with a wrought iron cooker, and windows facing all sides of the property for more light and fresh air, we also have on the same ground floor a large independent kitchen with breakfast bar, a laundry/storage room, a bedroom which can be used as an office or study and work area, so if there is a person with mobility problems they can use this floor only, and a bathroom with shower for the service of this floor. The interior staircase leads down to the basement-garage as mentioned above, or up to the first floor where there are the two master bedrooms and a bathroom with shower and both bedrooms have interior

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|  4 chambres                              |  3 salles de bains |  165m <sup>2</sup> Taille de construction |
|  325m <sup>2</sup> Taille de la parcelle |  Communal Pool     |  Garden                                   |
|  Location: Coastal                       |  Patio             |  Furnished                                |
|  Games Room                              |                                                                                                       |                                                                                                                                |