

## 3 soverom Villa til salgs i Orihuela Costa, Alicante

385.000€



The central location of this property allows access to the main places of interest on foot: such as CC Boulevard (3 min); Mercadona (5 min); local bars and restaurants; ATMs, and of course... the coves of Playa Flamenca (just a 10 min walk away). Also worth a visit is the well known market in Playa Flamenca (Orihuela Costa) which always takes place on Saturdays, and mingle in the diversity of nationalities (Swedish, English, German, Spanish, Belgian, amongst others) that enriches our coastline. The property is situated close to three golf courses: Las Ramblas, Campoamor and Villamartin. In addition it has very easy access to the exit of the motorway AP 7, with direct connection to the airports of Alicante (ca. 40 km) and Murcia (ca. 40 km). The villa is located in a small community of only 9 properties, with a central access only for the owners and the size of the villa is ideal for those looking for space, or to have guests and friends; with its 3 bedrooms, 3 bathrooms (one of them in the basement-garage), plot of 500 square metres with garden and barbecue area and space to build a private pool if desired, this villa is undoubtedly the dream of many. The property has a garage-basement for vehicles, with a toilet room and storage space and work area if you want to use the space as a recreation area or to make your hobby, also has a pergola with door in the garden itself to have another vehicle safe and covered in its own plot and a barbecue area with its own sink and space for cooking outside, in the large garden surrounding the house, with terraces, There are several areas for chill out and sunbathing as well as a built-in barbecue, there is also a storage room/laundry room/outdoor kitchen, where you can leave all the barbecue equipment, as well as easier access from the garden, and there is a large area with aluminium and glass enclosure and wooden roof covered as an outdoor winter dining room, where you can enjoy a space for meals or rest under cover in the coldest months of the year and during the summer you can open the doors to let the breeze in. All this outdoor area is accessed through the pedestrian gate, with intercom from the private street of the urbanisation. And from the large garden through the enclosed terrace you enter the house. This first terrace is glazed but at the same time with wooden roof, is ideal to enjoy in winter shelter, due to its insulation with glass but also has curtains to have shade during the hottest months of summer, and when opening the glass doors lets in all the breeze, this

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|---|--|--|
| <input type="checkbox"/> 3 soverom  | <input type="checkbox"/> 3 bad                             | <input type="checkbox"/> 114m <sup>2</sup> Bygg størrelse        |
| <input type="checkbox"/> 500m <sup>2</sup> Tomtestørrelse                     | <input checked="" type="checkbox"/> Patio                  | <input checked="" type="checkbox"/> Garden                       |
| <input checked="" type="checkbox"/> Near bus route                            | <input checked="" type="checkbox"/> gated                  | <input checked="" type="checkbox"/> double garage                |
| <input checked="" type="checkbox"/> Near Schools                              | <input checked="" type="checkbox"/> Double Bedrooms: 3     | <input checked="" type="checkbox"/> Near Commercial Center       |
| <input checked="" type="checkbox"/> Location: Coastal, Urbanisation           | <input checked="" type="checkbox"/> Under-Build / Basement | <input checked="" type="checkbox"/> Number of Parking Spaces: 2  |
| <input checked="" type="checkbox"/> Terrace: 16 Msq.                          | <input checked="" type="checkbox"/> Has Main Electric      | <input checked="" type="checkbox"/> Useable Build Space: 95 Msq. |
| <input checked="" type="checkbox"/> Central Heating, Air Conditioning:<br>Yes | <input checked="" type="checkbox"/> Beach: 850 Meters      | <input checked="" type="checkbox"/> X                            |
|   | <input checked="" type="checkbox"/> Fully Furnished        |  |

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