

## 2 bedroom Villa for sale in Guardamar del Segura, Alicante

179,000€



We are delighted to be presenting you this stunning 2-bedroom and 2-bathroom detached villa, situated in the desirable area of El Raso, within walking distance of local amenities and surrounded by the stunning countryside of the Guardamar del Segura.




Upon arrival, you're greeted by a south-facing front garden with mature fruit trees, which includes a terrace with a seating area and an awning, plus a private driveway offering secure parking.

Inside, the ground floor features a spacious living and dining area with two air conditioning units and electric heating, providing comfort year-round. Adjacent, is the fully fitted kitchen includes a dishwasher, and additionally leads to a utility room equipped with a washing machine and dryer, which has access to the outside of the property.

This floor comprises a storage room providing ample storage, a double bedroom with air conditioning and a fitted wardrobe, and a shared shower room.

Upstairs, there is a double bedroom with air conditioning, a ceiling fan, and a fitted wardrobe, as well as a shower room. Furthermore, the terrace has been enclosed and is now used as a sitting room, which can also serve as a third bedroom, complete with air conditioning and electric heating.

Completing this property is the meticulously maintained communal pool, a short walk away, and the villa is sold fully furnished. This property offers a perfect blend of indoor and outdoor living spaces with ample amenities and modern comforts, making it an ideal home for permanent living or a holiday retreat.

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|---|---|---|
|  2 bedrooms |  2 bathrooms |  95m <sup>2</sup> Build size |
| <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> Community Fees (Annual): 320                                | <input checked="" type="checkbox"/> Local Tax (Annual): 300   |
| <input checked="" type="checkbox"/> Private parking   | <input checked="" type="checkbox"/> Fully Fitted Kitchen  | <input checked="" type="checkbox"/> Private Driveway  |
| <input checked="" type="checkbox"/> Open Plan Kitchen   | <input checked="" type="checkbox"/> Terrace   | <input checked="" type="checkbox"/> Heating   |
| <input checked="" type="checkbox"/> Furnished   | <input checked="" type="checkbox"/> Garden  | <input checked="" type="checkbox"/> Washing machine   |
| <input checked="" type="checkbox"/> Dishwashing machine                                       | <input checked="" type="checkbox"/> Garden  | <input checked="" type="checkbox"/> Air conditioning  |
| <input checked="" type="checkbox"/> Proximity: Shopping                                       | <input checked="" type="checkbox"/> Communal pool   | <input checked="" type="checkbox"/> Fitted wardrobes  |
| <input checked="" type="checkbox"/> Storage / utility room                                    | <input checked="" type="checkbox"/> Quiet Location  | <input checked="" type="checkbox"/> Pool shower   |