

## 6 bedroom Townhouse for sale in Guardamar del Segura, Alicante

362,800€















Situated in the charming town of Guardamar del Segura, this well-maintained property offers an ideal location just 100 meters from the central beach and 40 meters from Reina Sofia Park. Residents enjoy the convenience of being a 5-minute walk from the nearest supermarket and a short stroll from a modern sports complex featuring both an Olympic indoor pool and a large outdoor pool. Alicante Airport is easily accessible, being only a 40-minute drive away.

Built in 2004, the property is in excellent condition and spans a total constructed area of 142 square meters across four levels: a garage basement, semi-basement, ground floor, and two upper floors. The entrance on the ground floor welcomes you with a large porch-style terrace. This level features a spacious living room, a separate large kitchen with a laundry room, and a bathroom.

The semi-basement offers an ample lounge area, two bedrooms with windows and built-in wardrobes, and a full bathroom. The basement includes an individual closed garage and additional storage space. On the first floor, there are three bedrooms and two bathrooms, with the master bedroom featuring an en suite bathroom. Two of the bedrooms on this level have access to a balcony.

The second floor hosts a very large master bedroom with an expansive wardrobe and a spacious bathroom, along with access to a large uncovered terrace. All terraces are equipped with awnings, and the property is fitted with air conditioning on every level, ensuring comfort throughout the year.

Facing west, the property benefits from lovely evening sun. Despite its central location, the area remains peaceful. The property is sold semi-furnished, and buyers should note that taxes and other purchase expenses are not included in the price. Communal costs are low.

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|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  6 bedrooms      |  5 bathrooms  |  142m <sup>2</sup> Build size |
|  Balcony         |  Solarium     |  Secure door                  |
|  Veranda         |  Laundry room |  Aircondition, Split system   |
|  Parking, Garage |  Storage      |  Fully Furnished              |