

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

245,000€



Welcome to your dream home! This beautiful detached villa, built in 2005, is nestled in the highly sought-after urbanization of El Raso in Guardamar del Segura. Just 4 km (5 minutes by car) from a breathtaking 10 km stretch of white sandy beach and a short 30-minute drive from Alicante International Airport, this villa offers the perfect blend of convenience and tranquility.

### Prime Location with Everything at Your Fingertips

El Raso is a vibrant community filled with restaurants, supermarkets, and all essential services right at your doorstep: public transport, medical centers, pharmacies, schools, popular markets, shopping centers, and much more. This is an ideal setting for anyone looking for a lively yet peaceful neighborhood.

### The Perfect Home for Year-Round Living

Facing south, this villa is designed to enjoy warm winters and cool, shady summers. Situated on a private road with a friendly international community of neighbors from England, Germany, the Netherlands, Spain, Belgium, Switzerland, and beyond, it's the perfect spot for year-round living or seasonal getaways. The private road offers parking for both owners and guests, with the convenience of parking right next to your door or within your property.

### Spacious and Versatile Living Space

This charming property boasts a generous 265 m<sup>2</sup> plot with 106 m<sup>2</sup> built, 85 m<sup>2</sup> usable space, plus a covered porch of 25 m<sup>2</sup> and a 25 m<sup>2</sup> terrace, adding up to 125 m<sup>2</sup> of practical living area. Upon entering, you'll be greeted by a

- |                             |              |                              |
|-----------------------------|--------------|------------------------------|
| 3 bedrooms                  | 3 bathrooms  | 120m <sup>2</sup> Build size |
| 260m <sup>2</sup> Plot size | Storage Room | air conditioning             |
| Garden                      | Balcony      | Terrace                      |
| Communal Swimming Pool      | E            |                              |

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