





## 3 bedroom Villa for sale in La Marina, Alicante

185,000€



Located in the La Marina Urbanisation of San Fulgencio, this detached villa has received some little renovations. The traditional home now offers a modern feel throughout, starting with an inviting glazed porch that leads to a modern, bright living room with a dining area, creating an expansive and thoughtful space perfect for relaxation and entertainment. It has been extended to provide ample room and features air conditioning for added comfort. The fully fitted renovated kitchen is a modern culinary haven, equipped with contemporary appliances and plenty of storage space. Sliding doors from the living room lead to a spacious double bedroom overlooking the rear garden. Off the hallway, you find the other 2 bedrooms and a fully renovated modern bathroom with a wall-to-wall shower enclosed by glass sliding doors. The dual aspect villa offers an East/West orientation, the west-facing rear garden is a roomy outdoor retreat with a covered dining area, surrounded by various fruit trees that enhance the natural ambiance. There's potential to add a swimming pool to this space, which benefits from high walls for privacy. External stairs lead to the rooftop solarium, offering panoramic views of the mountains, surrounding countryside, and the sea. Additionally, the property includes a private garage and a dedicated storage/workshop area, adding practicality and organization. The villa is sold fully furnished (minus personal items) with UPVC double glazed windows with tilt & turn functionality to enhance energy efficiency and sound insulation plus the windows include practical elements like mosquito nets and sun blinds, offering privacy and protection from insects. The Rosa model villa boasts a strategic location, offering more than just a home – it's a lifestyle upgrade. Enjoy the luxury of a mere 2-minute walk to essential amenities, a leisurely 5-minute drive to the sun-kissed beaches, and a stress-free 20-minute journey to the airport. Contact us today for your viewing

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|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
|  3 bedrooms                  |  1 bathroom |  98m <sup>2</sup> Build size |
|  223m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Garden                                                     | <input checked="" type="checkbox"/> Solarium - Private                                                            |
| <input checked="" type="checkbox"/> No pool                                                                    | <input checked="" type="checkbox"/> Terrace                                                    | <input checked="" type="checkbox"/> Key ready                                                                     |
| <input checked="" type="checkbox"/> Air conditioning                                                           | <input checked="" type="checkbox"/> Pool - Space for                                           | <input checked="" type="checkbox"/> White Goods                                                                   |
| <input checked="" type="checkbox"/> Walking Distance to Amenities                                              | <input checked="" type="checkbox"/> Built-in Wardrobes                                         | <input checked="" type="checkbox"/> Rental Potential                                                              |
| <input checked="" type="checkbox"/> Furnished                                                                  | <input checked="" type="checkbox"/> Fibre optic internet connection                            | <input checked="" type="checkbox"/> Garage                                                                        |



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