

## 3 bedroom Villa for sale in Torrevieja, Alicante

215,000€



Beautiful detached villa located in a quiet residential area, close to all amenities.

The paved access road leads you through a large cast-iron gate to the driveway with several trees on either side, including palm trees. To the right in front of the house is a beautiful waterfall and to the left is the swimming pool. Currently, the pool is a pop-up pool, but because the property is located in an urban area, it is possible to apply for a permit for a (semi) built-in pool.

You enter the house via a large covered terrace, where it is lovely to relax all year round. There you find the spacious living room of 44m<sup>2</sup> with fireplace, through the corridor you reach the kitchen of 7.8m<sup>2</sup> with electric hob, fridge-freezer combo, built-in oven and boiler, 3 bedrooms (8.6m<sup>2</sup>, 12.1m<sup>2</sup> and 5.85m<sup>2</sup>) and 1 bathroom of 3.23m<sup>2</sup>. Everything is at ground level, making this villa also suitable for people with mobility issues.

Behind the house are 2 garages/storage rooms of 29.7m<sup>2</sup> and 38.8m<sup>2</sup>, with electricity. Outside you will also find an outdoor kitchen with separate toilet room.

The spacious plot of 11,705m<sup>2</sup> is planted with various (fruit) trees, including olive, fig, orange, lemon and peach, there are also grapevines and rose bushes, these are watered by means of an automatic irrigation system, which is located in one of the garages. The orchard can be reached from the front (metal gate next to main entrance) and from the back with a tractor, but you can also walk to it from the garden. In the past, the orchard was rented out to a farmer, who paid 1500 euros per year for it, in addition he paid the bill for the irrigation water.

The plot is largely fenced

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|---|--|---|
| <input type="checkbox"/> 3 bedrooms                     | <input type="checkbox"/> 2 bathrooms               | <input type="checkbox"/> 168m <sup>2</sup> Build size   |
| <input type="checkbox"/> 11,705m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool  | <input checked="" type="checkbox"/> Garden              |
| <input checked="" type="checkbox"/> Irrigation system   | <input checked="" type="checkbox"/> Double glazing | <input checked="" type="checkbox"/> Veranda             |
| <input checked="" type="checkbox"/> Indoor Fireplace    | <input checked="" type="checkbox"/> Barbeque       | <input checked="" type="checkbox"/> Parking, Garage     |
| <input checked="" type="checkbox"/> Pool, Private       | <input checked="" type="checkbox"/> Storage        | <input checked="" type="checkbox"/> Partially Furnished |