

## 4 Schlafzimmer Villa zu verkaufen in Los Balcones, Alicante

319.900€

This beautiful property features 4 bedrooms & 2 bathrooms, with a garage & an under-build.

This villa is built to a striking design, with spacious rooms & all modern comforts - PVC double glazing, gas-fired central heating & air-conditioning units throughout; laminated flooring, security entrance door & electric gates. It has had only one owner & has always been maintained to an impeccable standard.

The villa is distributed over two floors: the main part of the villa is on the upper floor & has 2 bedrooms, 1 bathroom, split level living-dining room with fireplace, an open-plan kitchen & an additional really spacious room at the back or "winter garden" (28m<sup>2</sup>) with glass doors on two sides. It is South-facing & acclimatized so you can enjoy the sunshine all year round. It has various seating options, a bar area & a barbecue, a TV & a stereo system. There is also a front porch & a 100m<sup>2</sup> solarium with panoramic views. The stylish decoration & lavish furnishings afford a distinguished ambience & make this villa a wonderful home. There are also built-in wardrobes in the hallway & the bathroom.

At ground floor level there is a large garage with ample storage & a laundry area, & the rest of the space has been converted into extra accommodation with a shower room. The rooms merge into one another & can be used individually as a living room or 2 bedrooms (one with a walk-in closet).





The garden is easily maintained with shrubs, palm trees & chippings. The plot is 461m<sup>2</sup> in size, with great views of the surrounding neighbourhood.

It is situated in a low-density residential area with shops, cafés & restaurants within walking distance, close to supermarkets, parks & a tennis court, & is on a regular bus service into the town of Torrevieja. The lovely beaches of Orihuela Costa are just 3 Km away, there is a hospital & a school nearby, & there are four prestigious golf courses in the immediate vicinity. There is easy access to the AP7 motorway & Alicante airport is just a 45-minute drive.

The property is sold fully furnished & equipped, & it is registered & fully documented.

Book now to view this incredible villa!

We speak your language!

- |   |  |  |
|---|--|--|
|  4 Schlafzimmer                     |  2 Badezimmer |  233m <sup>2</sup> Baugröße |
|  482m <sup>2</sup> Grundstücksgröße | <input checked="" type="checkbox"/> Air Conditioning   | <input checked="" type="checkbox"/> Double Glazing   |
| <input checked="" type="checkbox"/> Fireplace   | <input checked="" type="checkbox"/> Central Heating  | <input checked="" type="checkbox"/> Fitted Kitchen   |
| <input checked="" type="checkbox"/> Clinic - Walking Distance   | <input checked="" type="checkbox"/> Hospital - Within 5 minute drive                             | <input checked="" type="checkbox"/> Pharmacy - Within 5 minute drive   |
| <input checked="" type="checkbox"/> Bank - Within 15 minute drive   | <input checked="" type="checkbox"/> Bars & Restaurants - Within 5 minute drive                   | <input checked="" type="checkbox"/> Beach - Within 15 minute drive   |
| <input checked="" type="checkbox"/> Park - Walking Distance   | <input checked="" type="checkbox"/> Shops - Within 5 minute drive                                | <input checked="" type="checkbox"/> Golf - Within 15 minute drive  |
| <input checked="" type="checkbox"/> BBQ   | <input checked="" type="checkbox"/> Garden - Private   | <input checked="" type="checkbox"/> Bar  |
| <input checked="" type="checkbox"/> Terraced Areas  | <input checked="" type="checkbox"/> Driveway   | <input checked="" type="checkbox"/> Solarium - Private   |

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