

## 3 soveværelse Villa til salg i Catral, Alicante

395.000€

JL Morales Real Estate presents this beautiful villa in the countryside, yet a short distance from both Dolores and Catral. Located on a fully walled plot of 2,270 square metres with an automatic gate, landscaped with gravel for easy maintenance but with several palm trees, shrubs and trees. You enter the property via a covered terrace with beautiful views of the countryside. There is a spacious living room with dining room (originally a bedroom) and American kitchen with a back door to the garden, where you will also find a spacious bedroom with fitted wardrobes. Then, through the small hall, you have a bathroom with bath on the right and a bedroom with built-in wardrobes on the left, which is currently used as an office. Then you have the master bedroom, again with built-in wardrobes and an en-suite bathroom with walk-in shower. The house is equipped with central air conditioning (hot and cold) that can be controlled per room, and all windows have fly screens and security bars. On the side of the covered terrace, there is an external staircase leading to the roof terrace with beautiful views of the countryside and mountains. Under the stairs, there is a laundry room. At the back of the garden there is a petanque court, a carport, a large storage room and a wooden shed/toilet. And of course a 10 x 5 metre swimming pool with a sun terrace, outdoor kitchen and a wooden pergola, ideal for enjoying the Spanish climate. Just a few minutes to the centre of Catral and Dolores, 20 minutes' drive to the beautiful sandy beaches of La Marina and Guardamar and 25 minutes to Alicante airport.

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|  3 soveværelser                     |  2 badeværelser     |  202m <sup>2</sup> Byg størrelse |
|  2.270m <sup>2</sup> Grundstørrelse |  Svømmepøl          |  Roof Terrace                    |
|  Swimming Pool                      |  Garden             |  Tiled terrace                   |
|  Storage room                       |  Air Conditioning   |  Built in wardrobes              |
|  American Kitchen                   |  Energy certificate |  Grilles                         |