

## 3 soveværelse Villa til salg i Rojales, Alicante

370.000€



**A Rare Dual-Deed Opportunity in Rojales — Home, Business, and Endless Possibilities** This expansive corner property offers something truly special: two separate deeds — one for the main residence and one for the business area. This unique arrangement provides unmatched flexibility, whether you're looking to live, work, invest, or all three. The business space, currently configured with frontline shop frontage, can easily be transformed into a granny flat, second living area, or rental unit. With no planning restrictions, the conversion is straightforward. In fact, the garage was nearly adapted into living quarters when accessibility needs arose, demonstrating the space's readiness for transformation.

**Property Highlights** The home spans three spacious floors and includes private parking. The separate business unit has its own deed and entrance, offering privacy and independence from the main residence. An immense under-build and garage provide ample space for a workshop, studio, gym, or expanded living area. Outside, a lush Mediterranean garden surrounds a charming gazebo and roof terrace, creating a serene outdoor retreat. Enjoy panoramic mountain views from the solarium, and admire the classic Spanish architecture featuring terracotta tones and elegant ironwork. The property is ideally located near golf courses, beautiful beaches, and Alicante Airport.

**About Rojales** Rojales is a picturesque town in the heart of the Costa Blanca, known for its traditional Spanish charm and welcoming cosmopolitan vibe. With its historic cave houses, vibrant weekly market, and scenic riverwalks, the town blends cultural heritage with modern living. It's home to a diverse international community, offering a rich mix of local tapas bars, international restaurants, and lively social events throughout the year. Whether you're sipping coffee in a sunny plaza or exploring nearby beaches and golf courses, Rojales offers a relaxed lifestyle with all the conveniences of a well-connected town.

**A Home That Adapts to Your Vision** Whether you're an entrepreneur seeking a live-work setup, a family in need of multigenerational space, or an investor looking for income potential, this property is ready to evolve with your goals.

-  3 soveværelser
- Mains Electricity
- Mains Water
- Intercom
- Good access
- Close to sports facilities
- Close to schools

-  3 badeværelser
- Internet Available
- White-Goods Included
- Garage
- Communal Pool
- Walking distance to shops, restaurants, ...

- Mains Sewerage
- Alarm System
- Furnished
- Roof Terrace
- Close to medical centre
- Close to shops, restaurants, ...
- Close to golf resort



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