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**239.000€**



SEMI-DETACHED HOUSE WITH COMMUNAL POOL, FOR SALE IN PAU 26, VILLAMARTÍN Beautiful semi-detached house in a residential complex with communal pool, for sale in Pau 26, Villamartín Located in the modern residential area of PAU 26, in a quiet and pleasant environment, less than five minutes' drive from all amenities, shops and restaurants in the Orihuela Costa area. The property is just 3 km from the beaches of Cabo Roig, La Zenia and Playa Flamenca, and only a 10-minute drive from the popular Zenia Boulevard shopping centre. In addition, three of the best golf courses on the southern Costa Blanca are less than 2 km away. This property is built over two floors and was completely renovated in 2025. It has a total of 3 double bedrooms and 3 bathrooms. It offers a spacious living-dining room with a fireplace, a separate kitchen with a utility room and a small terrace. It also has a private garage, laundry room and a lovely terrace. The property also has a charming veranda at the front, ideal as a barbecue area. The residential complex has a large communal swimming pool, perfect for enjoying the excellent local climate. As an added bonus, the property has an additional basement floor, with a large bedroom with a full en-suite bathroom and a spacious built-in wardrobe. The property is sold partially furnished, with a fully equipped kitchen and air conditioning (hot/cold) in all rooms. Ready to move in. The property is divided into three levels: the ground floor, the first floor and level -1. Ground floor: Upon entering, you step into the cosy living room with a fireplace. The separate kitchen is fully equipped and provides access to a terrace. There is also a bedroom + bathroom on the ground floor. First floor: On the first floor is the second bedroom with fitted wardrobes and a bathroom. From this floor, you have access to a balcony where you can relax. Solarium / Terrace: The 10 m<sup>2</sup> terrace is ideal for outdoor dining or relaxing. Thanks to its south-western orientation, you can enjoy the sun here all day long. Level -1: The basement offers additional living space that can be used as storage, a playroom or a bedroom. There is also a third bathroom here. Key features: - Built area: 150 m<sup>2</sup>- Living area: 130 m<sup>2</sup>- Plot: 120 m<sup>2</sup>- Terrace: 10 m<sup>2</sup>- Year of construction: 2007- 3 bedrooms- 3 bathrooms- Communal swimming pool- Private garage- Balcony and terrace- Basement- Air conditioning- Fireplace- Fitted wardrobes (2)- Furnished- Barbecue- Homeowners' association: €20 per month- Property tax: €200 per year This

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|  3 Schlafzimmer                     |  3 Badezimmer    |  150m <sup>2</sup> Baugröße |
|  120m <sup>2</sup> Grundstücksgröße |  Schwimmbad      |  Garage                     |
|  Air Conditioning                   |  Storage room    |  Terrace                    |
|  Furnished                          |  Home appliances |  Fireplace                  |
|  Barbecue                           |  Balcony         |  Heating                    |
|  Communal swimming pool             |  Pool            |  Yard                       |