



## 4 Cuarto Villa en venta en Guardamar del Segura, Alicante














450.000€

Nestled in the emerging residential sector of El Mirador, Guardamar del Segura, this property offers a unique opportunity to own a substantial private estate within a rapidly developing area. The expansive 2,930 m<sup>2</sup> plot hosts a single-level home with a generous 311 m<sup>2</sup> of constructed area, classified as urban property and fully serviced with water and electricity, soon to be connected to a central sewage system.

The main house features a practical layout with four bedrooms, two bathrooms, a separate kitchen, and a cozy living room complete with a fireplace. A rooftop terrace enhances the space, providing views of the surrounding area. Adjacent to the main home, a guest house offers two additional bedrooms, a kitchen, and a full bathroom, ensuring privacy with its own entrance. The property also includes a closed garage with ample storage, multiple sheds, covered parking, and a summer BBQ area, making it ideal for both residential and leisure purposes. A large swimming pool is a centerpiece of the garden, promising endless relaxation.

While the property requires renovation, it presents a fully legal investment opportunity, with the possibility to rebuild entirely within the current footprint of 311 m<sup>2</sup>. Conveniently located, it is a short drive from Ciudad Quesada and Guardamar del Segura, with amenities such as a supermarket just five minutes away. Alicante Airport is easily accessible within 40 minutes, ensuring excellent connectivity.

This property is an exceptional prospect for those seeking a spacious home or investment in a tranquil yet accessible location. Visits are available upon request. Taxes and associated purchase expenses are not included in the price.

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|  4 dormitorios                            |  2 baños          |  311m <sup>2</sup> Tamaño de construcción |
|  2.930m <sup>2</sup> Tamaño de la parcela |  Orientation-East |  Fireplace                                |
|  Furnished                                |  Garage           |  Laundry                                  |
|  Private garden                           |  Solarium         |  Storage room                             |
|  Terrace                                  |  |  |