

## 3 chambre Villa à vendre dans Orba, Alicante

445.000€







This beautifully presented detached villa offers stunning views of the sea and is spread over two floors. On the main floor, you are welcomed into an open-plan living and dining area with fantastic views, which leads into a generously sized, fully fitted kitchen with a breakfast area. A back door opens onto an enclosed naya with glass curtains, providing access to the utility room and workshop. From the living area, a hallway takes you to two double bedrooms, a family bathroom, and a second cloakroom with a toilet.

An external staircase leads to the ground floor, where you will find a self-contained living space featuring a second living room, another fully fitted kitchen, a double bedroom with an ensuite shower room, and access to the large under-build store room and wood store.

The villas fully enclosed and landscaped gardens are a beautiful highlight, with terraced areas filled with various flowers, shrubs, and fruit trees, including lemon, orange, lime, and pomegranate. The outdoor space also features two large covered seating areas, a BBQ, and a large swimming pool, making it perfect for relaxation and entertaining.

Modern conveniences such as solar panels, double glazing with fitted mosquito nets and persianas, air conditioning, ceiling fans, and electric radiators ensure comfort and energy efficiency. This villa is a perfect blend of luxury and practicality, offering everything you need for a comfortable and enjoyable lifestyle. Viewings are highly recommended.

1 Real Estate, part of the Property Cloud Group, is a leading international estate agent in the Costa Blanca, with over 50 years of combined experience in Spanish property sales and over 40 dedicated staff. We are committed to providing a transparent, first-class service to all our clients, whether buyers or sellers. From the moment you first contact us, you'll notice the exceptional level of care and expertise we deliver as standard.

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|  3 chambres                              |  3 salles de bains |  234m <sup>2</sup> Taille de construction |
|  828m <sup>2</sup> Taille de la parcelle | <input checked="" type="checkbox"/> Piscine   | <input checked="" type="checkbox"/> Private parking  |
| <input checked="" type="checkbox"/> Local Tax (Annual): 712  | <input checked="" type="checkbox"/> Fully Fitted Kitchen  | <input checked="" type="checkbox"/> Private Driveway   |
| <input checked="" type="checkbox"/> Open Plan Kitchen  | <input checked="" type="checkbox"/> Underbuild  | <input checked="" type="checkbox"/> Unfurnished  |
| <input checked="" type="checkbox"/> Pool   | <input checked="" type="checkbox"/> Terrace   | <input checked="" type="checkbox"/> Heating  |
| <input checked="" type="checkbox"/> Washing machine  | <input checked="" type="checkbox"/> Garden  | <input checked="" type="checkbox"/> Air conditioning   |
| <input checked="" type="checkbox"/> Pool type: Private   | <input checked="" type="checkbox"/> Fitted wardrobes  | <input checked="" type="checkbox"/> Solar system   |
| <input checked="" type="checkbox"/> Wood burner  | <input checked="" type="checkbox"/> Utility room  | <input checked="" type="checkbox"/> Views: Sea views   |