

















## 3 chambre Auberge à vendre dans Villamartin, Alicante

295.000€

semi-detached villa with 3 bedrooms We are delighted to offer this semi-detached villa in an exclusive residential complex, located in the highly sought-after area of Villamartin This elegant semi-detached property features 3 bedrooms and 2 bathrooms, and is part of a charming development of 16 properties The ground floor offers a spacious open-plan living and dining area, complete with a modern kitchen and direct access to a private terrace and garden In addition, 1 bedroom and 1 bathroom are located on this floor The first floor features 2 additional bedrooms, each with access to their own terrace, and a second bathroom As icing on the cake, there is a roof terrace of around 20 m<sup>2</sup>, ideal for enjoying the Mediterranean sun The total constructed area is 113 m<sup>2</sup>, complemented by beautifully landscaped gardens and a private 3x5 m swimming pool Included in this exceptional offer are the following extras:- A 3x5 m private swimming pool- Raised outer walls, beautifully tiled on the inside- Rainwater drainage from the solarium integrated into the front facade- Built-in outdoor shower by the pool- 4 kWp solar panel system- Provision for hot and cold water at the solarium- Indirect LED lighting in the living room for a modern look- Raised kitchen cabinets for extra storage space- Pre-installation for an alarm system These features ensure both comfort and a high quality of life Villamartin, a thriving residential area on the southern Costa Blanca, has developed into a vibrant multicultural community over the past decade It is known for its proximity to world-famous golf courses such as Las Ramblas, Las Colinas, Campoamor and the prestigious Villamartin Golf Club (host of the Mediterranean Open in 1994), making it a dynamic living environment for golf lovers and residents alike Just a short drive away you will find the Zenia Boulevard shopping centre For beach lovers, Villamartin is a short distance from the pristine shores of Playa Flamenca and La Zenia Moreover, Playa Flamenca hosts a lively weekly market where you can discover fresh local produce and artisanal goods The heart of Villamartin is undoubtedly the picturesque Plaza, located near the golf course The plaza is surrounded by shops, banks, supermarkets, bars and restaurants, making it an ideal place for both daily life and relaxation The region is well connected, with regular bus services to nearby coastal towns such as Guardamar del Segura and Torrevieja Families will appreciate the proximity to the El Limonar International School, which offers

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|  3 chambres                              |  2 salles de bains |  93m <sup>2</sup> Taille de construction |
|  121m <sup>2</sup> Taille de la parcelle |  Water Deposit     |  Balcony                                 |
|  Built in wardrobes                      |  Dishwasher        |  Fully furnished                         |
|  Microwave                               |  Outdoor shower    |  Oven                                    |
|  Private swimming pool                   |  Roof solarium     |   |