



## 3 chambre Villa à vendre dans Altea, Alicante

530.000€

Discover this charming villa of 200 m<sup>2</sup>, set on a generous plot of 1,000 m<sup>2</sup> within the peaceful Santa Clara Urbanisation, a residential environment that combines privacy, nature and proximity to everything you need. Just 10 minutes' drive from the Mediterranean beaches and 5 minutes from the charming town of Altea la Vieja, this property is ideal both as a permanent residence and for relaxing getaways.

Distributed over two comfortable floors, the villa offers spacious, bright and functional spaces. On the ground floor, a generously sized bedroom and a complete bathroom are complemented by a separate kitchen that connects directly to an outdoor patio where a pleasant barbecue area is located, perfect for outdoor gatherings. The laundry room adds further convenience. The living-dining room, warm and cosy thanks to its fireplace, opens onto a lovely covered porch overlooking the garden and pool, creating a seamless transition between indoors and outdoors.

On the upper floor, there are two bedrooms with access to a large terrace from which you can enjoy unobstructed views of the sea and the mountains. This floor has two complete bathrooms, one of them en suite, and an office ideal for teleworking or as a multipurpose room. The exterior of the property invites you to relax and enjoy all year round. A carefully maintained garden surrounds the house, with a private swimming pool that becomes the epicentre of sunny days. In addition to the covered porch next to the living room, the patio with barbecue offers another charming corner for gatherings with family or friends. The plot also has an outdoor parking area with space for several vehicles.

The property is equipped with air conditioning in the main rooms and underfloor heating by solar panels, which guarantees comfort and energy efficiency. Built-in wardrobes in the bedrooms optimise storage and the south-east orientation ensures constant luminosity and a pleasant natural warmth throughout the day.

A property ready to move into, with Mediterranean charm and all modern comforts, in a privileged enclave.

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| 3 chambres                              | 3 salles de bains    | 200m <sup>2</sup> Taille de construction |
| 964m <sup>2</sup> Taille de la parcelle | Piscine              | Air conditioning                         |
| Automatic gate                          | Automatic irrigation | Balcony                                  |
| Barbecue                                | Built-in cabinets    | Double glass                             |
| Electricity                             | Garden               | Intercom                                 |
| Patio                                   | Pool                 | Solarium                                 |
| Stove                                   | Terrace              | water                                    |

