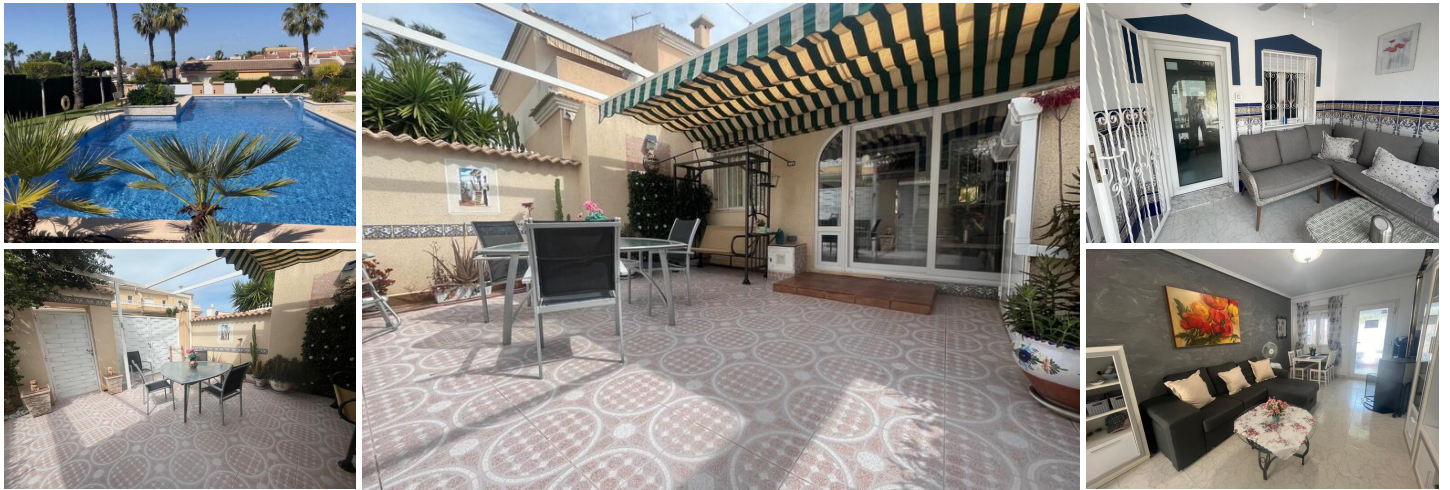

















## 2 chambre Villa à vendre dans Doña Pepa, Alicante

198.000€



Discover this beautifully presented bungalow set within a peaceful, meticulously maintained urbanisation in Doña Pepa, offering an exceptional opportunity for both comfortable living and strong rental potential. Perfectly suited as a permanent residence, holiday retreat, or investment property, this inviting home combines practicality with a relaxed Mediterranean charm. Walking distance to Coopers bar. This property was previously used as a successful tourist rental and offers excellent income potential alongside its lifestyle appeal. Combining quality features, generous outdoor space, and a prime location within a well-kept community, this is a standout opportunity for those seeking both enjoyment and long-term value. Inside, the property features two generously sized bedrooms and two modern bathrooms with walk-in showers, complemented by a bright, welcoming living area that flows effortlessly into a well-organised kitchen. A charming veranda-style seating space adds an extra touch of comfort, creating the perfect spot to unwind year-round. The outdoor areas truly elevate this home, with a spacious front terrace ideal for entertaining or enjoying al fresco dining, complete with a dedicated barbecue area. A secondary rear terrace provides additional flexibility for storage or relaxation, while the private rooftop solarium offers a serene retreat to soak up the sun, enjoy total privacy, and take advantage of the region's exceptional climate. Designed with efficiency in mind, the property includes a solar water heating system, delivering hot water for much of the year while significantly reducing energy costs. Positioned on a quiet cul-de-sac, the home benefits from minimal traffic, enhancing its sense of privacy and tranquillity. Residents also enjoy access to superb communal amenities, including separate swimming pools for adults and children, available throughout the year—an uncommon and highly desirable feature. Additional comforts include air conditioning in every room and a pellet stove in the living area, ensuring a cosy atmosphere during cooler months.

- |   |  |   |
|---|--|---|
|  2 chambres                             |  2 salles de bains  |  70m <sup>2</sup> Taille de construction |
|  86m <sup>2</sup> Taille de la parcelle |  Communal Gardens   |  Tourist Licence                         |
|  Pellet Burner                          |  Air conditioning   |  Barbecue                                |
|  Communal Swimming Pool                 |  Close to Amenities |  Children's Pool                         |
|  Excellent Condition                    |  Good condition     |  Fully Furnished                         |



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