

## 4 slaapkamer Villa Te koop in Orihuela Costa, Alicante

379.000€



Here is a rare opportunity to acquire a spacious villa in the best south facing location with a tourist license! We are proud to offer this villa located in a very attractive area of Playa Flamenca. Here you have your own oasis in a quiet area but still within walking distance to the beach, grocery stores, restaurants, bars and shopping. The pool is well positioned in the best sun position and is surrounded by several good areas with space for lounge groups and dining areas in both sun and shade. Inside the house, you are greeted by the bright living room with an open plan to the kitchen. In the living room, light comes in from several directions, which makes the room light and airy. There is also a fireplace for cozy winter evenings. The kitchen has plenty of storage and a breakfast bar with bar stools. Next to the kitchen is a storage room where the washing machine is located and which can also be advantageously used as a pantry. On the ground floor there are two large bedrooms and a bathroom. Through one of the bedrooms you come out to a spacious family room. From here you have access to both the front and back of the house. From the living room, the stairs lead you up to the upper bedroom, which has its own bathroom. There is also a large terrace with a view and sun all day. Under the stairs is a practical storage room. The house is very well maintained. Double glazed windows are installed throughout the house and there is ventilation and air conditioning in all rooms. On the north side of the plot there is space to park the car so you always have shade on the car, which is very nice during the hot summer months! Entering the area there is a locked gate facing the street, which means that it is always calm and safe around the house. This is a very good investment opportunity as the demand is high for renting larger villas in the area. The tourist license is already in place, so you can immediately start renting out if you want. However, previous owners have chosen not to rent out, so there is very little wear and tear on the house. In Playa Flamenca there is the Saturday market where you can buy fresh fruit and vegetables from local farmers in the surrounding area. The shopping center La Zenia Boulevard is also located here, it is the area's largest shopping center with approx. 150 stores. It is close to several fantastic beaches such as Punta Prima, Playa Flamenca, La Zenia and Cabo Roig. Here you will also find the town hall and a local police station as well as buses to Torrevieja, Alicante and Cartagena. Here you don't need a car.

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|---|--|---|
| 4 slaapkamers   | 2 badkamers  | 132m <sup>2</sup> Bouwgrootte                         |
| 185m <sup>2</sup> Perceelgrootte                              | <input checked="" type="checkbox"/> Zwembad            | <input checked="" type="checkbox"/> Fitted wardrobes  |
| <input checked="" type="checkbox"/> Utility room              | <input checked="" type="checkbox"/> Garden             | <input checked="" type="checkbox"/> Double glazing    |
| <input checked="" type="checkbox"/> Ground Floor Bedroom      | <input checked="" type="checkbox"/> Rental Potential   | <input checked="" type="checkbox"/> En suite Bathroom |
| <input checked="" type="checkbox"/> Walking distance to beach | <input checked="" type="checkbox"/> Near bus route     | <input checked="" type="checkbox"/> Near amenities    |
| <input checked="" type="checkbox"/> Indoor Fireplace          | <input checked="" type="checkbox"/> Parking, Uncovered | <input checked="" type="checkbox"/> Pool, Private     |
| <input checked="" type="checkbox"/> Fully Furnished           |  |   |