

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

339.990€



WONDERFUL DETACHED VILLA (approx 105 m<sup>2</sup> + TERRACES) WITH GARDEN, TERRACES FACING SOUTHEAST, AND LARGE COMMUNAL POOL! Spacious villa, modernly renovated, and strategically located in Los Almendros between Torrevieja and La Zenia, close to both the AP7 and supermarkets, schools, and other services In just over 10 minutes by car you reach the centre of Torrevieja, and in just over 5 minutes both the large shopping centre la Zenia Boulevard and the beautiful beaches of Punta Prima A wonderful house to live in all year round! KEY FEATURES: –Well-maintained gated community with large pool area –Garden/terrace (approx 80 m<sup>2</sup>) with barbecue –Ground floor: Entrance, large living room with gas fireplace, large independent kitchen (fully equipped), 1 WC, and 1 bedroom (now used as an office) –Floor 1: 1 bathroom (with shower) and 2 large bedrooms, one of which has access to the large balcony facing southeast –Floor 2: 1 large bedroom, laundry room, and a large terrace, also facing southeast –Very well maintained – recently renovated and everything still in perfect condition, fully furnished and ready to move into immediately! OTHER ADVANTAGES: –Parking on private street within the community –Heating (fireplace and radiators) and hot water with natural gas –Modern AC (air source heat pumps – 5 units) on all three floors –Close to several supermarkets (Aldi 400 m, Consum 700 m) –Schools within walking distance – 15 km to CEIP Colegio Público Playas de Orihuela –Good public transportation – 700 m to the bus stop (Torrevieja city buses - Line E) –By car about 10 min (6 km) to Torrevieja city centre and about 5 min (3 km) to La Zenia and to the beaches of Punta Prima –Several golf courses within about 15 min by car –Community fees: about €29/month The house was originally built in 2002 but has been recently renovated The bathrooms are in a modern style, and in the fully equipped kitchen you have both modern appliances, drinking water filter, and of course a modern gas hob, since the house is connected to the natural gas network Both heating (fireplace and radiators) and hot water are via natural gas, which is normally the cheapest energy source (installation inspected in 2025) However, you also have modern AC (air source heat pumps) throughout the house And, even though the house is not renovated this year, everything is still in perfect condition, fully furnished and ready to move into immediately! The Los Almendros area is formally located in Orihuela Costa, but is closely intertwined with Los

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|  4 slaapkamers |  1 badkamer |  105m <sup>2</sup> Bouwgrootte |
|  Communal Pool |  Garden     |  Solarium opcional             |
|  BBQ           |  Furnished  |   |

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