

























## 3 slaapkamer Gezinswoning Te koop in Heredades, Alicante

234.950€



Outstanding 3 Bed, 3 Bath South facing Townhouse with large converted basement offering an additional room with En Suite bathroom. This is a fantastic opportunity to own a large spacious family property with a build size of 156m<sup>2</sup>. Located in the much sought after village location of Las Heredades, Almoradi, on Phase 3 of the exclusive Proherecons Development, these properties rarely come onto the market so act quickly !! This exceptional 156m<sup>2</sup> property is perfect for those seeking a move in ready family home. The house is distributed over three floors with various terraces plus an additional converted basement. Entrance is gained through a private gate and spacious South facing front terrace. You then enter the property into a bright and airy living and dining room area with a feature Wood Burner fireplace, perfect for enjoying cozy evenings. The separate kitchen is fully equipped and has access to a large Rear Garden with Hot Tub and large dining area, ideal for entertaining friends and family. On this floor we also have a separate guest toilet. On the first floor, you will find two large double bedrooms, one with an en-suite bathroom and a delightful South facing Juliet balcony with terrace. The top floor houses a single bedroom with access to a large private solarium, where you can relax and enjoy the Mediterranean climate and enjoy private views of the surrounding countryside and mountains. The rooms are bright thanks to their exterior orientation and unobstructed views. Furthermore, the property has direct access from the street to a separate underground garage and converted basement. The converted basement offers an additional room with built in wardrobes and en suite shower room. There is also a separate private garage for secure private parking. Access to the Community pool is only 20 metres away and is shared by only 8 houses, the perfect place to relax and unwind on sunny days. Just a short walk into the heart of the village, you'll find tapas bars, bakeries, a church, and a cultural centre. Village amenities include a large municipal swimming pool, a park, a playground, and sports facilities such as a paddle tennis court. You can also enjoy scenic walking and cycling routes along the Segura River. Don't miss the opportunity to visit this wonderful house in a privileged setting. Community Fees are 560 Euros Per year and the Suma is 327 Euros Per year.

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|  3 slaapkamers                   |  3 badkamers               |  156m <sup>2</sup> Bouwgrootte |
|  80m <sup>2</sup> Perceelgrootte |  Zwembad                   |  wood burner                   |
|  Shutters                        |  unfurnished               |  Security grills               |
|  Fireplace                       |  en suite bathroom         |  Basement Garage               |
|  Basement Living Area            |  Air conditioning hot/cold |  Air conditioning              |
|  Walk To Bars/Restaurants        |  traditional village       |  Sought After Area             |
|  South Facing                    |  Nearest Airport Alicante  |  Close to School               |
|  Close to Bars/Restaurants       |  Solarium                  |  Quality Residence             |



Onroerend goed op de markt gebracht door España Dream Properties